

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

COMMISSIONERS: Mary Beatie, Chris Tavarez, Chris Gomez, Adam Peck, Marvin Hansen

MONDAY, JUNE 27, 2022

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - No items on the Consent Calendar
6. PUBLIC HEARING – (Continued from April 25, 2022, and May 23, 2022) Josh Dan, Associate Planner
 - a. General Plan Amendment No. 2021-10: A request by Ming Lu Jin to change the land use designation of 5,196 square feet of a 15,261 square foot parcel from Low Density Residential (RLD) to Commercial Mixed Use (CMU). The project is located on the northeast corner of South Mooney Boulevard and West Meadow Avenue. Address: 914 South Mooney Boulevard. (APNs: 096-023-023 & 096-023-031).
 - b. Change of Zone No. 2021-12: A request by Ming Lu Jin to change the zoning designation of 5,196 square feet of a 15,261 square foot parcel from R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) to C-MU (Mixed Use Commercial). The project is located on the northeast corner of South Mooney Boulevard and West Meadow Avenue. Address: 914 South Mooney Boulevard. (APNs: 096-023-023 & 096-023-031).

- c. Variance No. 2021-05: A request by Ming Lu Jin for encroachment of the southwest corner of the building into the 10-foot street side yard setback along Meadow Avenue. The project is located on the northeast corner of South Mooney Boulevard and West Meadow Avenue. Address: 914 South Mooney Boulevard. (APNs: 096-023-023 & 096-023-031).

7. PUBLIC HEARING – Rafael Garcia, Senior Planner

Conditional Use Permit No. 2021-36: A request by Family Health Care Network to develop a vacant lot with a paved and striped parking lot with a 3,827 square foot garage for parking and storage on a D-MU (Downtown Mixed Use) commercially zoned site. The offsite parking will be used by the new 22,781 square foot office building proposed on the northwest corner of East School Avenue and North Bridge Street. The property is located on the northeast corner of East School Avenue and North Bridge Street (Address: N/A) (APN 094-274-006).

8. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-09: A request by JH Real Estate Partners Inc. to allow a 234 unit, two- and three-story apartment complex on two parcels measuring 15.7 acres combined and zoned R-M-2 (Multi-Family Residential, one unit per 3,000 square feet). The project is located on the northeast corner of North Court Street and East Riffin Avenue. (Address not assigned) (APNs: 079-310-004 & 079-310-005).

9. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-012: A request by Klassen Corporation to construct a new 59,539 square foot four-story Towneplace Suites by Marriott Hotel with 101 rooms, lounge area, fitness room, and outdoor swimming pool on a 1.71-acre parcel in the C-MU (Commercial Mixed-Use) zone. The site is located on the south side of West Cypress Avenue, 1,000 feet west of the South Akers Street and West Cypress Avenue intersection (Address: N/A) (APN: 087-450-030).

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is July 11, 2022.
- b. City Council approved to initiate Annexation No. 2021-03 at June 20, 2022 meeting.
- c. Historic Preservation Ordinance / Local Register Update set for July 11, 2022 Planning Commission meeting.

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JULY 7, 2022, BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 11, 2022



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 27, 2022

PROJECT PLANNER: Josh Dan, Associate Planner
Phone No.: (559) 713-4003
E-mail: josh.dan@visalia.city

SUBJECT: Conditional Use Permit No. 2022-09: A request by JH Real Estate Partners Inc. to allow a 234 unit, two- and three-story apartment complex on two parcels measuring 15.7 acres, which are zoned R-M-2 (Multi-Family Residential, one unit per 3,000 square feet). The project is located on the northeast corner of North Court Street and East Riggins Avenue. (Address not assigned) (APNs: 079-310-004 & 079-310-005).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2022-09, as conditioned, based upon the findings and conditions in Resolution No. 2022-21. Staff's recommendation is based on the conclusion that the request is consistent with the City General Plan, Housing Element and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2022-09 based on the findings and conditions in Resolution No. 2022-21.

PROJECT DESCRIPTION

The conditional use permit is a request to allow development of a 234-unit apartment multi-family development in the R-M-2 zone (see site plan attached as Exhibit "A"). The development will be located on the northeast corner of East Riggins Avenue and North Court Street and encompasses two parcels measuring 8.47-ac and 7.22-ac respectively, with a total acreage of 15.7 acres. A local street, Hermosa Street, will be constructed between the two parcels, connecting between Riggins and Sedona Avenues. The overall project density is 14.9 units per acre which is consistent with the density range of the Medium Density Residential land use designation (10 to 15 units per acre).

The proposed site plan (see Exhibit "A") depicts that the development will consist of a total of 30 residential buildings and one club house across the project area. Twenty-six of the structures are proposed to be three-story buildings, while the remaining four will be two-story buildings; elevations are provided in Exhibits "B", "C", and "D". The submittal further describes that the development will consist of 107 two-bedroom units and 127 three-bedroom units in varying five, eight, and ten-plex building configurations. The multi-family development will include 361 garage spaces, 104 carport spaces, and 44 open stalls for a total of 511 parking stalls provided, which meets the 1.5 and 1.75 parking stall requirement for two- and three-bedroom multi-family units respectively. The development will also include a club house building with open space, a fitness center, and a swimming pool.

The multi-family development will have a six-foot high wrought iron fence along the Court Street, Riggins Avenue, Hermosa Street, and Santa Fe Street frontages. A typical concrete masonry unit (CMU) block wall will be erected along the north property line to city standard, providing the

required screening between the proposed multi-family development and the existing single-family Orchard Walk subdivision to the north.

The westerly parcel will have vehicular access from both Court and Hermosa Streets, while the easterly parcel will only be accessible from Hermosa Street. There are no gates depicted at these entrance points. The primary entrance points for both halves will be from Hermosa Street.

The project site currently has curb and gutter installed along all existing roadways (Riggin and Court). The development will build out and connect the remainder of Santa Fe Street from Riggin to the north (connecting to Brooke Avenue) and will also install sidewalks and parkway landscaping along all roadway frontages. Other utility services including electricity, gas, phone/cable, and water will be extended on-site from existing services available in the project vicinity.

BACKGROUND INFORMATION

General Plan Land Use Des:	Medium Density Residential
Zoning:	R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit)
Zoning and Land Use:	North: R-1-5 – Orchard Walk – Single Family Subdivision South: Riggin Ave. – R-1-5 – Riverbend Village – Single Family Subdivision East: Santa Fe Street and St. John’s Trail – St. Johns River/Community Trail West: Court Street – C-MU – Orchard Walk Shopping Center
Environmental Review:	Initial Study Mitigated Negative Declaration No. 2007-034, prepared for the Orchard Walk Specific Plan, approved on June 18, 2007
Special Districts:	Orchard Walk Specific Plan
Site Plan Review:	2022-010

RELATED PLANS & POLICIES

See attachment pertaining to General Plan Policies and Municipal Code pertaining to Conditional Use Permits.

RELATED PROJECTS

Specific Plan No. 2007-02 was approved by the Planning Commission on May 29, 2007, allowing for the creation of the Orchard Walk Specific Plan, a 56-acre mixed-use community center development in compliance with policy from the 1991 General Plan Land Use Element. The mixed-use development specified 435,517 sq. ft. of commercial/retail floor area and 224 multi-family residential dwelling units.

Together with the Specific Plan, **Conditional Use Permit No. 2007-14** was approved by the Planning Commission on May 29, 2007, allowing for the development of a 126,400 sq. ft. general retail store (Target) with a 10,800 sq. ft. outdoor garden center in the first phase of the Orchard

Walk Specific Plan area, in the Community Commercial zone. The site is located on the east side of Dinuba Boulevard between Shannon Parkway and Riggins Avenue.

General Plan Amendment GPA No. 2017-03 and Change of Zone No. 2017-04 was recommended for approval by the Planning Commission on November 13, 2017, and subsequently approved by the City Council on December 4, 2017. These entitlements were a request by the City of Visalia to amend the General Plan Land Use designation and Zoning designation on the subject site from Residential High Density to Residential Medium Density land use and from R-M-3 to R-M-2 zoning, and to revise the Regional Housing Needs Allocation (RHNA) Sites Inventory to reflect the change in development density potential. The request was initiated in response to an error originating during the General Plan Update that made the site's designations inconsistent with that depicted on the Orchard Walk Specific Plan.

SIMILAR PROJECTS

Conditional Use Permit No. 2020-02 was approved by the Planning Commission on October 26, 2020, allowing for the development of a 216-unit, three story apartment complex on 8.86 acres in the R-M-2 and R-M-3 zones, located on the north side of East Shannon Parkway between North Court and North Santa Fe Streets.

Conditional Use Permit No. 2020-21 was approved by the Planning Commission on December 14, 2020, allowing for the development of a 219-unit gated multi-family residential development on 15.1 acres in the R-M-2 zone, located on the northeast and southeast corners of West Sedona Avenue and North Akers Street.

PROJECT EVALUATION

Staff supports the requested Conditional Use Permit based on project consistency with the General Plan, Housing Element and the Zoning Ordinance.

General Plan Consistency and Land Use Compatibility

Project compatibility with the City's General Plan must be made as a finding for the conditional use permit entitlement. Multiple General Plan policies (LU-P-52 and LU-P-56) identify the implementation of development standards to ensure that new multi-family residential development will contribute to positive land use compatibility. The proposal directly supports LU-P-52 by providing high-quality building and site design for multi-family development, and supports LU-P-56 for compliance with the density range of 10-15 units per gross acre, established in the General Plan Land Use Element. The allotted number of units, exceeding 80 units per site, requires a conditional use permit for development of the site, wherein the proposed development can be reviewed for consistency and compatibility with adjacent properties.

The proposed project will result in the creation of a new multi-family residential development consisting of 30 two- and three-story buildings of varying five, eight, and ten-plex structures totaling 234 units. The area north of the subject site is comprised of single-family residential development, which was recorded as the Orchard Walk Subdivision but not a part of the specific plan area. This area immediately north of the project site is zoned R-1-5 and is fully developed with single-family residences (Orchard Walk Subdivision).

The site plan (see Exhibit "A") depicts that the row of apartment buildings along the north side of the development will be over 20 feet from property line, providing at least a 64-foot separation between the multi-family buildings and single-family residential buildings to the north. A typical CMU block wall will be constructed along the north property line abutting the R-1 development to provide further separation and screening consistent VMC Section 17.16.170.

The circulation pattern within the proposed development is self-contained and will be accessed from access drives internal to the development. The primary residential vehicular access to each side of development is located on Hermosa Street, a designated “local street” that aligns directly to the north with a street stub within the existing single family residential development. In addition, vehicular access to the westerly parcel of the multi-family development is possible via North Court Street. The project also supports expanding pedestrian circulation connectivity by providing pedestrian connection points along all road frontages and by placing apartments that have front-facing orientation onto roadways as well.

Land Use Density

Staff concludes that the proposed development is consistent with the City’s General Plan as it pertains to density in the Residential Medium Density land use designation. The Residential Medium Density land use designation provides for a density range of 10 to 15 dwelling units per acre (reference General Plan Policy LU-P-56). The two development areas combined are approximately 15.7 gross acres in size and with 234 units proposed this would produce a density range of 14.9 dwelling units per gross acre.

Specific Plan Compliance

The project is within the Orchard Walk Specific Plan area and was included in the overall assessment of the potential development types and environmental review. Section 2.2.2 of the Specific Plan, together with Chapter 17.16 of the Zoning Ordinance, envisions multi-family housing which would meet the purpose and intent of the R-M-2 zone, be pedestrian oriented, include transit stops, and be in close walking distance to commercial and recreational areas. The conceptual layout for the multi-family component of the Specific Plan included the key features listed above. Section 3.2 of the Plan further details the medium density residential use’s potential development describing a total of 224 units across the two parcels. Staff has found that the proposed complex with 234 units is still in compliance with the Specific Plan because of a minor difference in number, being a 4.4% overall increase in unit count, and remaining within the acceptable density range of the MDR designation (10-15 units per gross acre).

The parcels have been analyzed for multi-family apartment development through the specific plan process, and the applicant has provided the most consistent development plan to the original conceptual design. This has been represented in the proposal’s comparable site configuration, design that complements development with the area, pedestrian connection points to existing commercial components of the Orchard Walk shopping center, and through analogous building orientations on site.

Housing Element

Several vacant sites designated by the City’s Land Use Element for Medium and High Density Residential land use are included as part of the City’s current Housing Element Sites Inventory and are available to contribute towards meeting the City’s Regional Housing Needs Allocation (RHNA). This site is identified as a site in the City’s State-certified Housing Element intended to accommodate the Low Income median household income category at the underlying prescribed density. The Inventory has assigned 188 units in the Low Income category based on a development density of 12 units per acre, as confirmed by analysis for General Plan Amendment No. 2017-03 / Change of Zone No. 2017-04. The proposed project exceeds the minimum inventory amount by 46 units.

The City’s Housing Element also supports efforts to establish higher-density, well-designed multi-family development. The quality of life in a community is closely tied to the quality of its neighborhoods in both established and developing areas. The importance of housing and

neighborhood quality is illustrated in numerous planning efforts where multi-family housing has been developed near single-family and commercial developments. Examples of this include the Shannon Way Apartments (Shannon Pkwy & Court), Cameron Crossing Apartments (Court & Cameron), and the Park Grove Apartments (Lovers Lane & Sunnyside). By encouraging “quality” multi-family developments that create a sense of place and include safe, well-maintained communities, structures with a high degree of architectural appearance, and on-site amenities for residents, the City will continue to encourage development of a wide range of housing that fits the needs of the community.

Good Neighbor Policies and Management and Maintenance Standards

The project is subject to the City’s Good Neighbor Policies (GNPs) for multi-family residential development. The GNPs are a set of management and maintenance requirements that address the common maintenance of buildings and grounds. The GNPs prohibit the storage of boats, trailers, and recreational vehicles over one ton outside of carports, and require all buildings, mechanical equipment, and grounds to be maintained in good working order and in a neat and orderly fashion.

To ensure that these requirements are addressed and are consistent with the conditions placed on the subject multi-family project, staff recommends that management and maintenance conditions be included as a part of the conditional use permit. Among the recommended conditions are 24-hour availability for Visalia Police Department to maintenance and/or management staff. Maintenance and management staff shall either be on-site or available by telephone at all times, with phone numbers to be provided to the Police Department dispatch center.

Street Frontage Improvements

Right-of-way improvements shall comply with the city standards, including sidewalks, curbing, streetlights, and landscaping along all three frontages of this project site. These frontage improvements, which are defined more explicitly in the Engineering Division site plan review comments, are required as a condition of the development (Condition No. 1 of the Conditions of Project Approval).

The project site currently has curb and gutter installed along all existing roadways (Riggin and Court). The development will build out and connect the remainder of Santa Fe Street from Riggin to the north (connecting to Brooke Avenue) and additionally install the remainder of Hermosa (from the subdivision stub to the north to Riggin). The development will require the installation of sidewalks and parkway landscaping along all roadway frontages.

Other utility services (electricity, gas, phone/cable, and water) will also be extended on-site from existing services available in the project vicinity.

Setbacks

The project represents a comprehensively planned multi-family residential development with extra detail given toward the interface with the adjacent single-family residential property.

The Orchard Walk Specific Plan includes specific setbacks for the multi-family development which are detailed in Table 3.2-1 of the Plan (included as Exhibit “G”) and listed below. The proposed site plan illustrates that setbacks around the perimeter of the project meet or exceed the minimum required for the Specific Plan and R-M sites:

Setbacks		Specific Plan	Proposal
Front Yard	Living Space	15-ft	20-ft
	Porch	10-ft	20-ft
	Garage	20-ft	20-ft
Side Yard	Interior	5-ft	10-15-ft
	Exterior	15-ft	15-ft+
Rear Yard	Primary Building	20	20-39ft

Building Elevations

The Orchard Walk Specific Plan does not have design examples for the multi-family component, however, Section 3.2 Medium Density Residential Policies (D), (E) & (K) (included as Exhibit “G”) direct that the overall architectural details and materials be carefully considered to complement the overall massing and scale of the buildings. Exhibits “B”, “C” and “D” display the proposed typical building elevations for the multi-family development. The elevations depict cement plaster finish on the walls, board and batten cement siding, and black asphalt shingle roofs. Floor plans have been included for the apartment buildings as shown in Exhibit “E”.

Staff has included Condition of Approval No. 2, requiring that the building elevations and floor plans be developed consistent with those provided in Exhibits “B”, “C”, “D”, and “E”. The submittal has demonstrated substantial conformance with the Specific Plan regarding building layout. In addition, the submittal is consistent with Section 17.16.100 of the municipal code that requires limiting visibility from upper stories of multi-family development to an adjacent R-1 site. This has been achieved by orienting those buildings along the north property line (shared with the R-1 zone) in a north/south configuration, placing the narrowest side of the building (sides with no or limited window openings) further than the required 20-foot setback from property line.

Block Walls and Wrought Iron Fences

The project complies with the wrought iron provisions contained in Zoning Ordinance Section 17.36.040.B, which permits a wrought iron fence up to seven feet in height along the front or side property lines or within the front or street side setback areas of multi-family uses. The project will construct a six-foot high wrought iron fence along the Court Street, Hermosa Street, Santa Fe Street, and Riggin Avenue frontages. A typical CMU block wall will be installed along the north property line adjacent to the R-1 single-family residential site.

Open Space and Recreation

The project includes a community building with a pool and spa, communal patio areas, sports courts, and additional open space spread throughout the development. These areas work together to achieve and exceed the five percent minimum open space area requirement in Zoning Ordinance Section 17.16.150. Staff has included a condition that these amenities be installed as a part of the development and maintained in good working/accessible order.

Environmental Review

The project has been found to be consistent with the planned use of a multi-family residential development shown in the Orchard Walk Specific Plan. The Specific Plan and its related entitlements (i.e., Conditional Use Permits, Tentative Parcel Maps) were analyzed for environmental impacts through the preparation and adoption of Initial Study and Mitigated Negative Declaration No. 2007-034.

The Initial Study was prepared consistent with the California Environmental Quality Act (CEQA) and resulted in a Mitigated Negative Declaration (attached to the staff report), which disclosed that no significant, adverse environmental impacts would occur from development of the project with the inclusion of mitigation measures pertaining to construction noise impacts.

The multi-family residential development as proposed will have no new effects that could occur beyond those which were previously addressed within the scope of the approved Mitigated Negative Declaration. The Mitigated Negative Declaration was approved by City Council Resolution No. 2007-51. No further environmental review is required.

RECOMMENDED FINDINGS

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. The project has been found to be consistent with the development described and analyzed within Initial Study and Mitigated Negative Declaration No. 2007-034. This project is found to be consistent with the previous approval and does not require separate environmental review.

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed consistent with the comments and conditions of Site Plan Review No. 2022-010.
2. That the development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", "C", and "F", and corresponding floor plans shown in Exhibits "D" and "E".
3. That a six-foot high block wall shall be installed along the north property line as depicted on the site plan, adjacent to the R-1 single-family residential area.
4. That the setbacks illustrated in the Specific Plan multi-family residential standards, contained in Exhibit "G", be maintained.
5. That the community building be developed as shown in Exhibit "F".
6. That the community building, pool with spa, park area, and open space shall be installed as a part of the development and maintained in good working/accessible order.
7. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELo), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELo standards shall be submitted to the City.

8. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
9. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.
- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.

- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

C. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

D. Tenant Agreement - The tenant agreement for the complex must contain the following:

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
- b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
- c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
- d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
- e. Standards of behavior for tenants that could lead to eviction.
- f. All tenants shall read and receive a copy of the Tenant Agreement.

10. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution
- Exhibit "A" – Site Plan
- Exhibit "B" – Exterior Elevation Plans (Two Story Units)
- Exhibit "C" – Exterior Elevation Plans (Three Story Units)
- Exhibit "D" – Materials
- Exhibit "E" – Floor Plans
- Exhibit "F" – Community Building Elevations
- Exhibit "G" – Specific Plan Policies and Regulations for MDR Development
- Exhibit "H" – Landscaping Plan

- Exhibit "I" – Correspondence Received
- Site Plan Review Comments
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Location Map

Related Plans & Policies

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

General Plan Land Use & Transportation Policy:

LU-P-52 Facilitate high-quality building and site design for multi-family developments by updating development standards in the zoning ordinance and providing clear rules for development review and approval and by creating and adopting design guidelines to be used in the development review and approval process.

Characteristics of high-quality site and building design include connectivity to the public realm; compatibility with surrounding development; small-scale buildings with variation in architecture and massing; usable open space and recreation facilities; orientation to natural features; and solar orientation.

LU-P-56 Update the Zoning Ordinance to reflect the Medium Density Residential designation on the Land Use Diagram for development at 10 to 15 dwelling units per gross acre.

This designation can accommodate a mix of housing types including small-lot single family, townhouses, two- and four-plexes, and garden apartments, on infill lots or new development areas within walking distance of neighborhood nodes and corridors. Medium Density Residential development may also be permitted on corner lots in single-family zones and in infill areas where it can be made to be consistent with adjacent properties through the conditional use process. Development standards will ensure that new development contributes positively to the larger community environment. Projects on sites larger than five acres or involving more than 60 units will require discretionary review.

Zoning Ordinance Section for R-M Zone

Chapter 17.16

R-M Multi-Family Residential Zone

17.16.010 Purpose and intent.

In the R-M multi-family residential zones, the purpose and intent is to provide living areas within the two multi-family residential zones (one medium density and one high density) with housing facilities where development is permitted with a relatively high concentration of dwelling units, and still preserve the desirable characteristics and amenities of a low density atmosphere.

17.16.015 Applicability.

The requirements in this chapter shall apply to all property within R-M zone districts.

17.16.020 Permitted uses.

In the R-M multi-family residential zones, the following uses are permitted by right:

- A. Existing one-family dwellings;
- B. Multi-family dwellings up to sixty (60) dwelling units per site in the R-M-2 zone and the R-M-3 zone;
- C. Fruit, vegetable and horticultural husbandry;
- D. Swimming pools used only by residents on the site and their guests, provided that no swimming pool or accessory mechanical equipment shall be located in a required front yard or in a required side yard;
- E. Temporary subdivision sales offices;
- F. Licensed day care for a maximum of fourteen (14) children in addition to the residing family, situated within an existing single-family dwelling;

- G. Twenty-four (24) hour care facilities or foster homes for a maximum of six individuals in addition to the residing family;
- H. Signs subject to the provision of Chapter 17.48;
- I. The keeping of household pets, subject to the definition of household pets set forth in Section 17.04.030;
- J. Adult day care for a maximum of twelve (12) individuals in addition to the residing family, situated within an existing single-family dwelling;
- K. Other uses similar in nature and intensity as determined by the city planner.
- L. Transitional or supportive housing for six (6) or fewer resident/clients.
- M. Single-room occupancy (SRO), as follows:
 - 1. Up to fifteen (15) units per gross acre in the R-M-2 zone district;
 - 2. Up to twenty-nine (29) units per gross acre in the R-M-3 zone district.

17.16.030 Accessory uses.

In the R-M multi-family residential zone, accessory uses include:

- A. Home occupations subject to the provisions of Section 17.32.030;
- B. Accessory buildings subject to the provisions of Section 17.16.090B.

17.16.040 Conditional uses.

In the R-M multi-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

- A. Public and quasi-public uses of an educational or religious type including public and parochial elementary schools, junior high schools, high schools and colleges; nursery schools, licensed day care facilities for more than fourteen (14) children; churches, parsonages and other religious institutions;
- B. Public and private charitable institutions; general hospitals, sanitariums, nursing and convalescent homes; including specialized hospitals, sanitariums, or nursing, rest and convalescent homes including care for acute psychiatric, drug addiction or alcoholism cases;
- C. Public uses of an administrative, recreational, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures and facilities; public playgrounds, parks and community centers;
- D. In the R-M-3 zone only, an open air public or private parking lot, subject to all provisions of Section 17.34.030, excluding trucks over 3/4 ton;
- E. Electric distribution substations;
- F. Gas regulator stations;
- G. Public service pumping stations and/or elevated or underground tanks;
- H. Communication equipment buildings;
- I. In R-M-2 zone only, mobile home parks;
- J. More than sixty (60) units per site in the R-M-2 zone, and within the R-M-3 zone;
- K. Boarding houses and residential motels;
- L. [Reserved]
- M. Senior citizen residential developments;
- N. Adult day care in excess of twelve (12) individuals;
- O. Planned developments may utilize the provisions of Chapter 17.26;
- P. New one-family dwelling, meeting density identified in the general plan land use element designations;
- Q. Other uses similar in nature and intensity as determined by the city planner;
- R. Residential developments utilizing private streets in which the net lot area (lot area not including street area) meets or exceeds the site area prescribed by this chapter and in which the private streets are designed and constructed to meet or exceed public street standards.
- S. Transitional or supportive housing for seven (7) or more resident/clients.

17.16.050 Site area and configuration.

- A. The division of (R-M) multi-family residential property less than two (2) acres shall be approved as part of a conditional use permit.

17.16.060 Site area per dwelling unit and per structure.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet in the R-M-2 zone and one thousand two hundred (1,200) square feet in the R-M-3 zone.

17.16.070 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-M-2	15 feet
R-M-3	15 feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. All garage doors facing the front property line shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

17.16.080 Side yards.

A. The minimum side yard for a permitted or conditional use shall be five feet per story subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.

C. On corner lots, all garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

17.16.090 Rear yard.

The minimum rear yard for a permitted use shall be fifteen (15) feet in the R-M-3 zone and twenty-five (25) feet in the R-M-2 zone, subject to the following exceptions:

A. On a corner or reverse corner lot in R-M-2 zone the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion, as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained.

B. Accessory structures not exceeding twelve (12) feet in height may be located in the required rear yard, but not closer than three feet to any lot line; provided, that on a reversed corner lot an accessory structure shall be located not closer to the rear property line than the required side yard on the adjoining key lot and not closer to the side property line adjoining the street than the required front yard on the adjoining key lot. In placing accessory structures in a required rear yard a usable, open, rear yard area of at least one thousand two hundred (1,200) square feet shall be maintained.

C. Exceptions to the rear yard setback can be granted for multiple family units that have their rear yard abutting an alley. The exception may be granted if the rear yard area is to be used for parking.

17.16.100 Height of structures.

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-1 site, the second and third story shall be designed to limit visibility from the second and third story to the R-1 site. Structures specified under Section 17.16.090(B) shall be exempt.

17.16.110 Off-street parking.

Off-street parking shall be subject to the provisions of Chapter 17.34.

17.16.120 Fences, walls and hedges.

Fences, walls and hedges shall be subject to the provisions of Section 17.36.040.

17.16.130 Trash enclosures.

Enclosures for trash receptacles are permitted that comply with the specifications and requirements of Section 17.32.010 and that are approved by the site plan review committee. Enclosures within the front yard setback are permitted for multiple family dwelling units when deemed necessary by city staff because no other appropriate location for an enclosure exists on the property.

17.16.140 Site plan review.

A site plan review permit must be obtained for all developments other than a single-family residence in R-M zones, subject to the requirements and procedures of Chapter 17.28.

17.16.150 Open space and recreational areas.

Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street. Shared open space could include parks, playgrounds, sports courts, swimming pools, gardens, and covered patios or gazebos open on at least three (3) sides. Further, the calculated space shall not include enclosed meeting or community rooms. The specific size, location and use shall be approved as a part of the conditional use permit.

17.16.160 Screening.

All parking areas adjacent to public streets and R-1 sites shall be screened from view subject to the requirements and procedures of Chapter 17.28.

17.16.170 Screening fence.

Where a multiple family site adjoins an R-1 site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained.

17.16.180 Landscaping.

All multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained.

17.16.190 Model Good Neighbor Policies.

Before issuance of building permits, project proponents of multi-family residential developments in the R-M zones that are subject to approval by the Site Plan Review Committee or the Planning Commission, shall enter into an operational management plan (Plan), in a form approved by the City for the long term maintenance and management of the development. The Plan shall include but not be limited to: The maintenance of landscaping for the associated properties; the maintenance of private drives and open space parking; the maintenance of the fences, on-site lighting and other improvements that are not along the public street frontages; enforcing all provisions covered by covenants, conditions and restrictions that are placed on the property; and, enforcing all provisions of the model Good Neighbor Policies as specified by Resolution of the Planning Commission, and as may be amended by resolution.

17.16.200 Signs.

Signs shall be placed in conformance with Chapter 17.48.

Chapter 17.38 Conditional Use Permits

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits.

17.38.020 Application procedures.

A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
3. Address and legal description of the property;
4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
5. The purposes of the conditional use permit and the general description of the use proposed;
6. Additional information as required by the historic preservation advisory committee.

7. Additional technical studies or reports, as required by the Site Plan Review Committee.

8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section.

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit application subject to the provisions of Section 17.38.065.

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures.

A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.

B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.

2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.

3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
7. Signing for temporary uses shall be subject to the approval of the city planner.
8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.
- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2022-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2022-09, A REQUEST BY JH REAL ESTATE PARTNERS INC. TO ALLOW A 234 UNIT, TWO- AND THREE-STORY APARTMENT COMPLEX ON TWO PARCELS MEASURING 15.7 ACRES, WHICH ARE ZONED R-M-2 (MULTI-FAMILY RESIDENTIAL, ONE UNIT PER 3,000 SQUARE FEET). THE PROJECT IS LOCATED ON THE NORTHEAST CORNER OF NORTH COURT STREET AND EAST RIGGIN AVENUE. (ADDRESS NOT ASSIGNED) (APNS: 079-310-004 & 079-310-005).

WHEREAS, Conditional Use Permit No. 2022-09, is a request by JH Real Estate Partners Inc. to allow a 234 unit, two- and three-story apartment complex on two parcels measuring 15.7 acres, which are zoned R-M-2 (Multi-Family Residential, one unit per 3,000 square feet). The project is located on the northeast corner of North Court Street and East Riggins Avenue. (Address not assigned) (APNs: 079-310-004 & 079-310-005); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 27, 2022; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit No. 2022-09 as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared, and adopted which disclosed that no significant environmental impacts would result from this project.

NOW, THEREFORE, BE IT RESOLVED that the project has been found to be consistent with the development analyzed within the adopted Initial Study and Mitigated Negative Declaration No. 2007-034 which was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines and adopted by the Visalia City Council on June 18, 2007.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed CUP is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed location of the conditional use is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health,

safety, or welfare, nor materially injurious to properties or improvements in the vicinity.

3. The project has been found to be consistent with the development described and analyzed within Initial Study and Mitigated Negative Declaration No. 2007-034. This project is found to be consistent with the previous approval and does not require separate environmental review.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of Site Plan Review No. 2022-010.
2. That the development be prepared in substantial compliance with the site plan shown in Exhibit "A", elevations shown in Exhibits "B", "C", and "F", and corresponding floor plans shown in Exhibits "D" and "E".
3. That a six-foot high block wall shall be installed along the north property line as depicted on the site plan, adjacent to the R-1 single-family residential area.
4. That the setbacks illustrated in the Specific Plan multi-family residential standards, contained in Exhibit "G", be maintained.
5. That the community building be developed as shown in Exhibit "F".
6. That the community building, pool with spa, park area, and open space shall be installed as a part of the development and maintained in good working/accessible order.
7. That landscape and irrigation plans, prepared in accordance with the City of Visalia Model Water Efficient Landscape Ordinance (MWELO), shall be included in the construction document plans submitted for either grading or building construction permits. Prior to the project receiving final approved permits, a signed Certificate of Compliance stating that the project meets MWELO standards shall be submitted to the City.
8. That a valid will-serve letter for the providing of domestic water service be obtained for the development prior to development.
9. That the owner/operator(s) of all multiple family residential units shall be subject to the following conditions:

A. Maintenance and Operations

- a. All development standards, City codes, and ordinances shall be continuously met for this apartment/residential complex. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris.
- b. Provide a regular program for the control of infestation by insects, rodents, and other pests at the initiation of the tenancy and control infestation during the tenancy.

- c. Where the condition is attributable to normal wear and tear, make repairs and arrangements necessary to put and keep the premise in as good condition as it by law or rental agreement should have been at the commencement of tenant occupation.
- d. Maintain all electrical, plumbing, heating, and other facilities in good working order.
- e. Maintain all dwelling units in reasonably weather tight condition and good exterior appearance.
- f. Remove graffiti within 24 hours of it having been observed.
- g. Recreation facilities shall be for tenant use only.
- h. Provide 24 hour access for Visalia Police Department to Maintenance and/or Management Staff. Maintenance and/or Management Staff shall be available by telephone or pager at all times, with phone numbers to be provided to the Police Department dispatch center and kept current at all times.
- i. Establish and conduct a regular program of routine maintenance for the apartment/residential complex. Such a program shall include, but not necessarily be limited to: regular inspections of common areas and scheduled re-paintings, re-plantings, and other similar activities that typically require attention at periodic intervals but not necessarily continuously.
- j. The name and phone number of the management company shall be posted in a prominent location at the front of the property.

B. Landscape Care and Maintenance

- a. Automatic irrigation systems shall be maintained.
- b. All plant materials (trees, shrubs, and groundcover) shall be maintained so that harm from physical damage or injury arising from vehicle damage, lack of water, chemical damage, insects, and other pests is minimized.
- c. It is the responsibility of the property owners to seek professional advice and spray and treat trees, shrubs, and groundcover for diseases which can be successfully controlled if such untreated diseases are capable of destroying an infected tree or other trees within a project.
- d. Maintain decorative planting so as not to obstruct or diminish lighting level throughout the apartment/residential complex. Landscaping shall not obscure common areas.

C. Parking - The parking of inoperative vehicles on-site, and boats, trucks (one-ton capacity and over), trailers, and/or recreational vehicles in the apartment/residential complex is not allowed.

D. Tenant Agreement - The tenant agreement for the complex must contain the following:

- a. Standards of aesthetics for renters in regard to the use and conditions of the areas of the units visible from the outside (patios, entryways).
 - b. Hours when noise is not acceptable, based upon Community Noise Standards, additional standards may be applied within the apartment/residential complex.
 - c. Rules for use of open areas/recreational areas of the site in regard to drinking, congregating, or public nuisance activities.
 - d. Prohibition on inoperable vehicles on-site, and boats, trucks (one-ton capacity and over), trailers and/or recreational vehicles.
 - e. Standards of behavior for tenants that could lead to eviction.
 - f. All tenants shall read and receive a copy of the Tenant Agreement.
10. That all applicable federal, state, regional, and city policies and ordinances be met.

OVERALL PROJECT SUMMARY

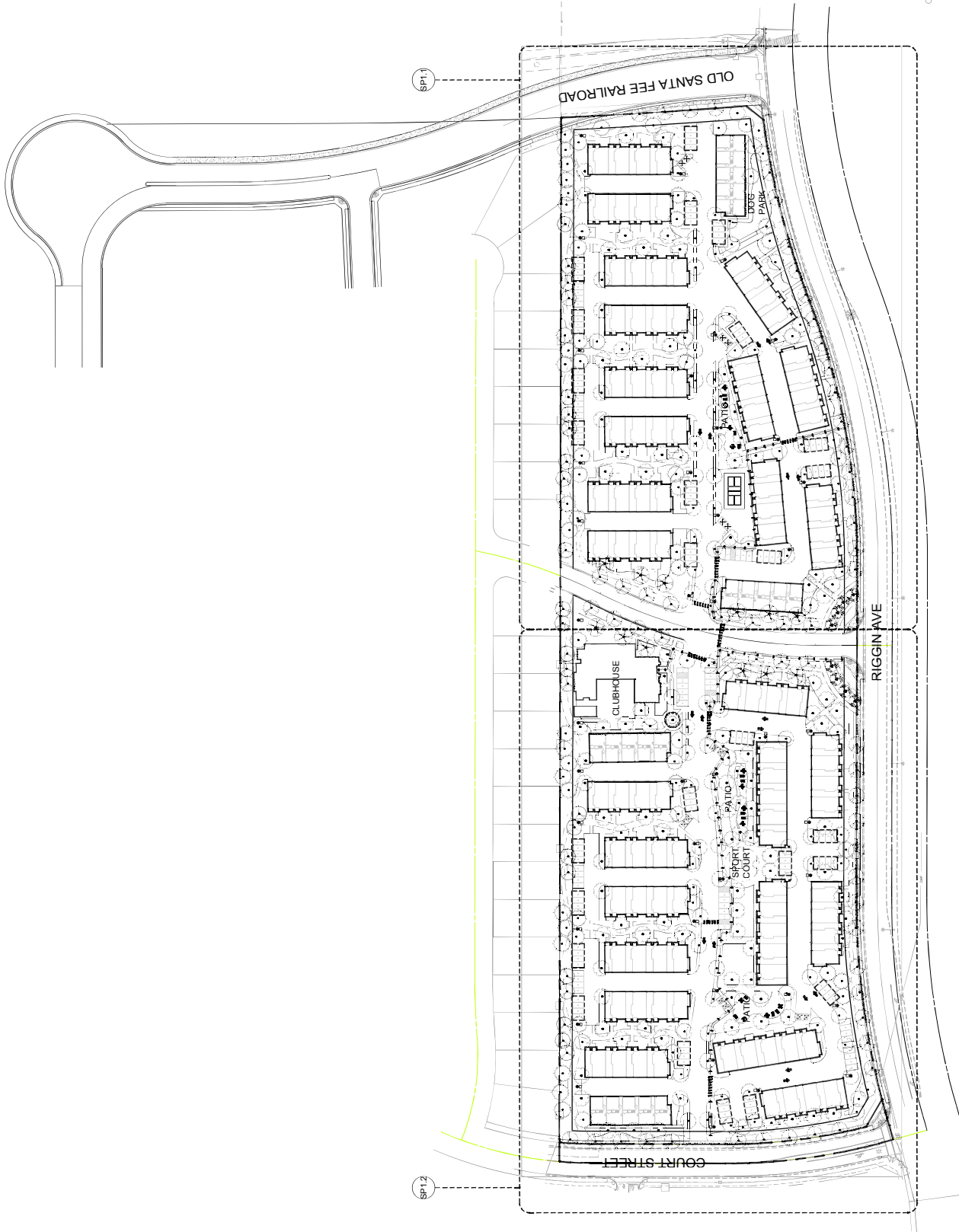
PROJECT: ORCHARD WALK
ZONING: RM2 (MULTIFAMILY)
GENERAL PLAN: RESIDENTIAL MEDIUM DENSITY
APPROXIMATE TOTAL SQUARE
FOOTAGE: 224,000
PROVIDED UNITS: 234 UNITS

UNIT MIX
2 BEDROOM TOWNHOUSE 107 UNITS
3 BEDROOM TOWNHOUSE 127 UNITS
TOTAL YIELD 234 UNITS

PARKING REQUIRED
MULTI-FAMILY 15 PER UNIT - 351
TOTAL REQUIRED 25 PER UNIT - 59
410 SPACES

PARKING PROVIDED
GARAGES 195 SPACES
CARPORT PARKING 104 SPACES
SURFACE QUEL 36 SPACES
TOTAL PROVIDED 335 SPACES
175 SPACES
57 SPACES

GENERAL NOTES
1. SEE CIVIL DRAWINGS FOR ADDITIONAL
SITE INFORMATION
2. SEE INDICATOR DRAWINGS FOR
ADDITIONAL LANDSCAPE INFORMATION



CONCEPTUAL OVERALL SITE PLAN

SCALE: 1" = 60'-0" :SPT.0

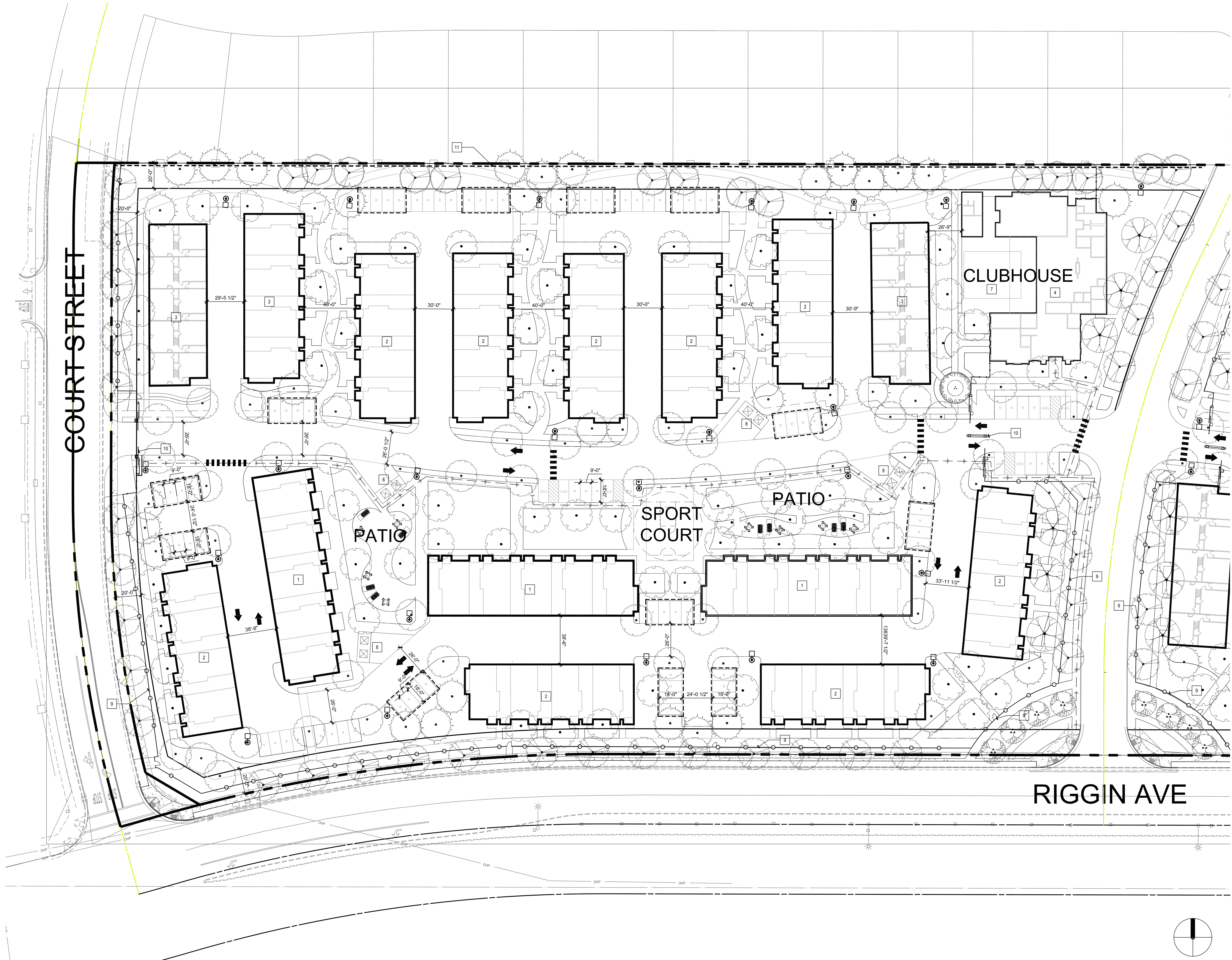


ORCHARD WALK RESIDENTIAL DEVELOPMENT
VISALIA, CALIFORNIA

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MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF THE ARCHITECT.
AUGUST 27, 2021 75-21705-00

700 South Flower St.
22nd Floor
9009 Avenue 9, CA
1: 213.800.9400

DLR Group
Architecture Engineering Planning Interiors



PROJECT SUMMARY	
SITE AREA:	±368,953 SF (±8.47 NET ACRES)
ZONING:	R-M-2 (MULTI-FAMILY)
GENERAL PLAN:	RESIDENTIAL MEDIUM DENSITY
DENSITY:	15 PER ACRE
PROVIDED UNITS:	120

LOT COVERAGE AREAS

%OF LOT COVERED BY STRUCTURE	-27%
%OF LOT FOR OPEN GREEN SPACE	-45%
% OF LOT COVERED BY ASPHALT	-28%

UNIT MIX

2 BEDROOM TOWNHOUSE -	55 UNITS
3 BEDROOM TOWNHOUSE -	65 UNITS

TOTAL YIELD 120 UNITS

PARKING REQUIRED

MULTI-FAMILY	1.5 PER UNIT - 180
	.25 PER UNIT - 60
TOTAL REQUIRED	240 SPACES

PARKING PROVIDED

GARAGES	185 SPACES
CARPORIS	52 SPACES
SURFACE GUEST	26 SPACES
ADA ACCESSIBLE PARKING	6 SPACES
TOTAL PROVIDED	271 SPACES

LEGEND

- 1 10 - PLEX
- (5) 2 BEDROOM TOWNHOUSE - 1,209 SF
- (5) 3 BEDROOM TOWNHOUSE - 1,399 SF
- 2 8 - PLEX
- (4) 2 BEDROOM TOWNHOUSE - 1,209 SF
- (4) 3 BEDROOM TOWNHOUSE - 1,399 SF
- 3 5-PLEX
- (5) 3 BEDROOM TOWNHOUSE - 1,1,322 SF
- 4 CLUBHOUSE
- CLUBHOUSE/LEASING/ POOL HOUSE - 9,325 SF
- 5 PICKLE BALL COURT
- 6 DOG PARK
- 7 POOL
- 8 TRASH ENCLOSURE
- 9 PERIMETER WOOD OR ALUMIN FENCING AND PEDESTRIAN GATE
- 10 PROPOSED VEHICULAR ENTRY GATES
- 11 (N) PERIMETER CMU BLOCK WALL

SYMBOLS

- CONCEPTUAL ADA PATH OF TRAVEL
- CONCEPTUAL SITE LIGHTING LOCATIONS
- CONCEPTUAL PERIMETER FENCING WITH PEDESTRIAN GATE ACCESS

GENERAL NOTES

- SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION
- SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION

ENLARGED CONCEPTUAL SITE PLAN WEST

SCALE: 1" = 30' - 0" : SPI.2



PROJECT SUMMARY	
SITE AREA:	±314,938 SF (±7.23 NET ACRES)
ZONING:	R-M-2 (MULTI-FAMILY)
GENERAL PLAN:	RESIDENTIAL MEDIUM DENSITY
DENSITY:	15 PER ACRE
PROVIDED UNITS:	114 UNITS

LOT COVERAGE AREAS

% OF LOT COVERED BY STRUCTURE	-27%
% OF LOT FOR OPEN GREEN SPACE	-43%
% OF LOT COVERED BY ASPHALT	-30%

UNIT MIX

2 BEDROOM TOWNHOUSE	52 UNITS
3 BEDROOM TOWNHOUSE	62 UNITS
TOTAL YIELD	114 UNITS

PARKING REQUIRED

MULTI-FAMILY	1.5 PER UNIT - 171
TOTAL REQUIRED	25 PER UNIT - 29
	200 SPACES

PARKING PROVIDED

GARAGES	176 SPACES
CARPORT PARKING	52 SPACES
SURFACE GUEST	10 SPACES
ADA ACCESSIBLE STALLS	2 SPACES
TOTAL PROVIDED	240 SPACES

LEGEND

- 1 10 - PLEX
(5) 2 BEDROOM TOWNHOUSE- 1,209 SF
(5) 3 BEDROOM TOWNHOUSE- 1,399 SF
- 2 8 - PLEX
(4) 2 BEDROOM TOWNHOUSE- 1,209 SF
(4) 3 BEDROOM TOWNHOUSE- 1,399 SF
- 3 5- PLEX
(5) 3 BEDROOM TOWNHOUSE- 1,1,322 SF
- 4 CLUBHOUSE
CLUBHOUSE/LEASING/ POOL HOUSE - 9,325 SF
- 5 PICKLE BALL COURT
- 6 DOG PARK
- 7 POOL
- 8 TRASH ENCLOSURE
- 9 PERIMETER PEDESTRIAN WOOD OR ALUMIN
FENCING AND PEDESTRIAN GATE
- 10 PROPOSED VEHICULAR ENTRY GATES
- 11 (N) PERIMETER CMU BLOCK WALL

SYMBOLS

- CONCEPTUAL ADA PATH OF TRAVEL
- CONCEPTUAL SITE LIGHTING LOCATIONS
- CONCEPTUAL PERIMETER FENCING WITH
PEDESTRIAN GATE ACCESS

GENERAL NOTES

- SEE CIVIL DRAWINGS FOR ADDITIONAL
CIVIL INFORMATION
- SEE LANDSCAPE DRAWINGS FOR
ADDITIONAL LANDSCAPE INFORMATION

ENLARGED CONCEPTUAL SITE PLAN EAST

SCALE: 1" = 30' - 0" : SPI. I



TOWNHOUSE BUILDING TYPE B -FRONT ELEVATION



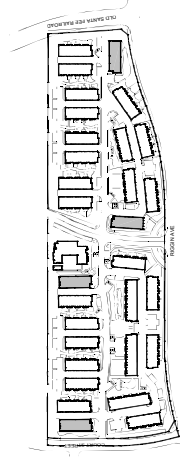
TOWNHOUSE BUILDING TYPE B -RIGHT ELEVATION



TOWNHOUSE BUILDING TYPE B -REAR ELEVATION



TOWNHOUSE BUILDING TYPE B -LEFT ELEVATION



SITE PLAN KEY



Scale: 1" = 16'-0"

ORCHARD WALK RESIDENTIAL DEVELOPMENT

TOWNHOUSE BUILDING TYPE B ELEVATIONS

: A6.5



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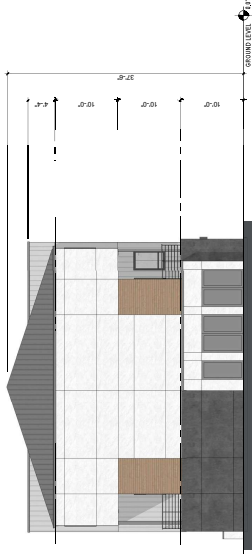
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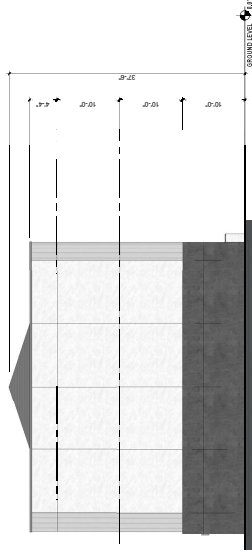
TOWNHOUSE BUILDING TYPE A 8 PLEX - FRONT ELEVATION



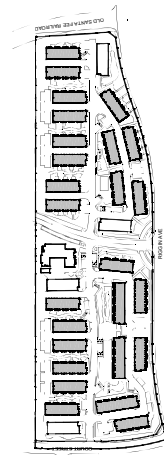
TOWNHOUSE BUILDING TYPE A 8 PLEX - RIGHT ELEVATION



TOWNHOUSE BUILDING TYPE A 8 PLEX - REAR ELEVATION



TOWNHOUSE BUILDING TYPE A 8 PLEX - LEFT ELEVATION



SITE PLAN KEY



ORCHARD WALK RESIDENTIAL DEVELOPMENT VISALIA, CALIFORNIA

BUILDING TYPE A COLOR ELEVATIONS : A6.4



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MATERIAL LEGEND

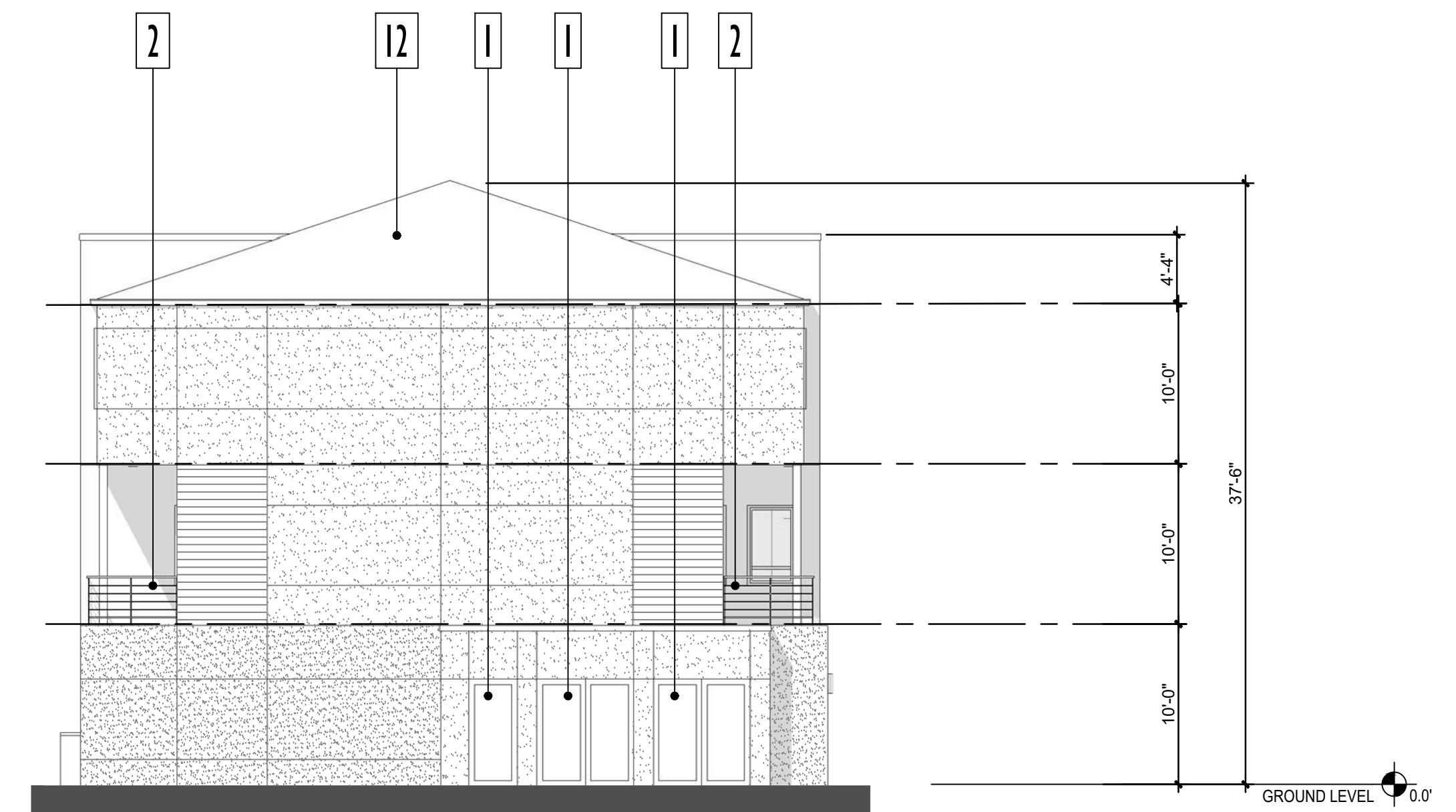
- P01- WHITE PLASTER FINE SAND FINISH
- P02- GRAY PLASTER FINE SAND FINISH
- F01- BOARD AND BATTEN FIBER CEMENT SIDING
- MT01- VESTA STEEL SIDING GILDED GRAIN

KEYNOTE LEGEND

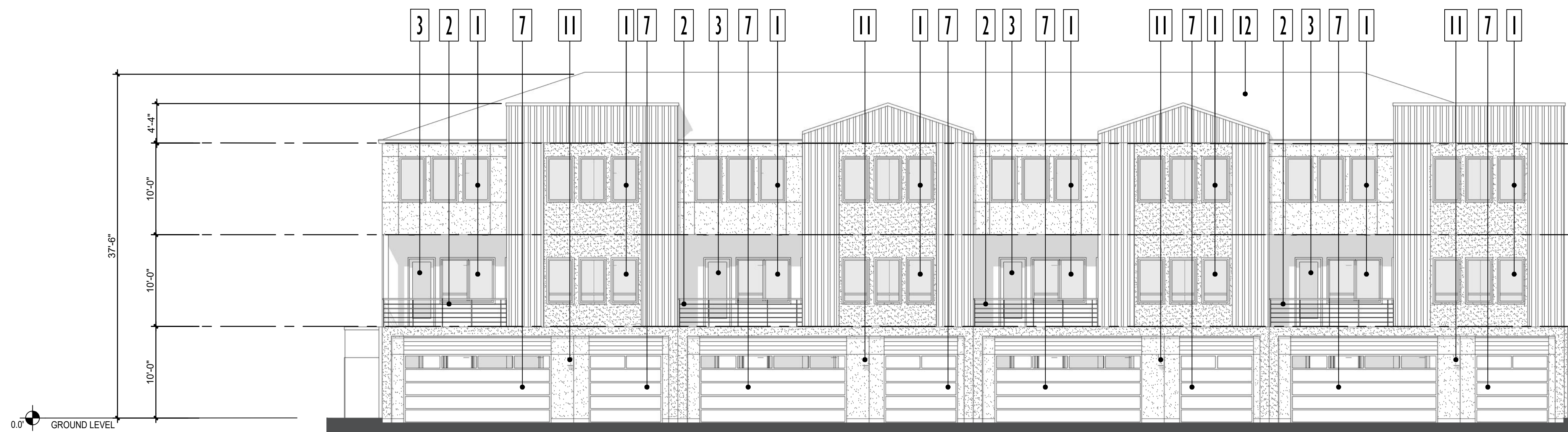
- 1 VINYL WINDOW SYSTEM DARK GRAY
- 2 METAL RAILING SYSTEM
- 3 EXTERIOR DOOR
- 4 ROOF OVERHANG
- 5 METAL GUTTER
- 6 METAL DOWNSPOUT
- 7 METAL SECTIONAL GARAGE DOOR
- 8 FIBER CEMENT BOARD AND BATTEN
- 9 ALUMINUM STOREFRONT
- 10 STANDING SEAM METAL ROOF DARK GRAY
- 11 EXTERIOR LIGHT FIXTURE
- 12 BLACK ASPHALT SHINGLE ROOFING
- 13 WOOD FENCE
- 14 METAL CARPORT



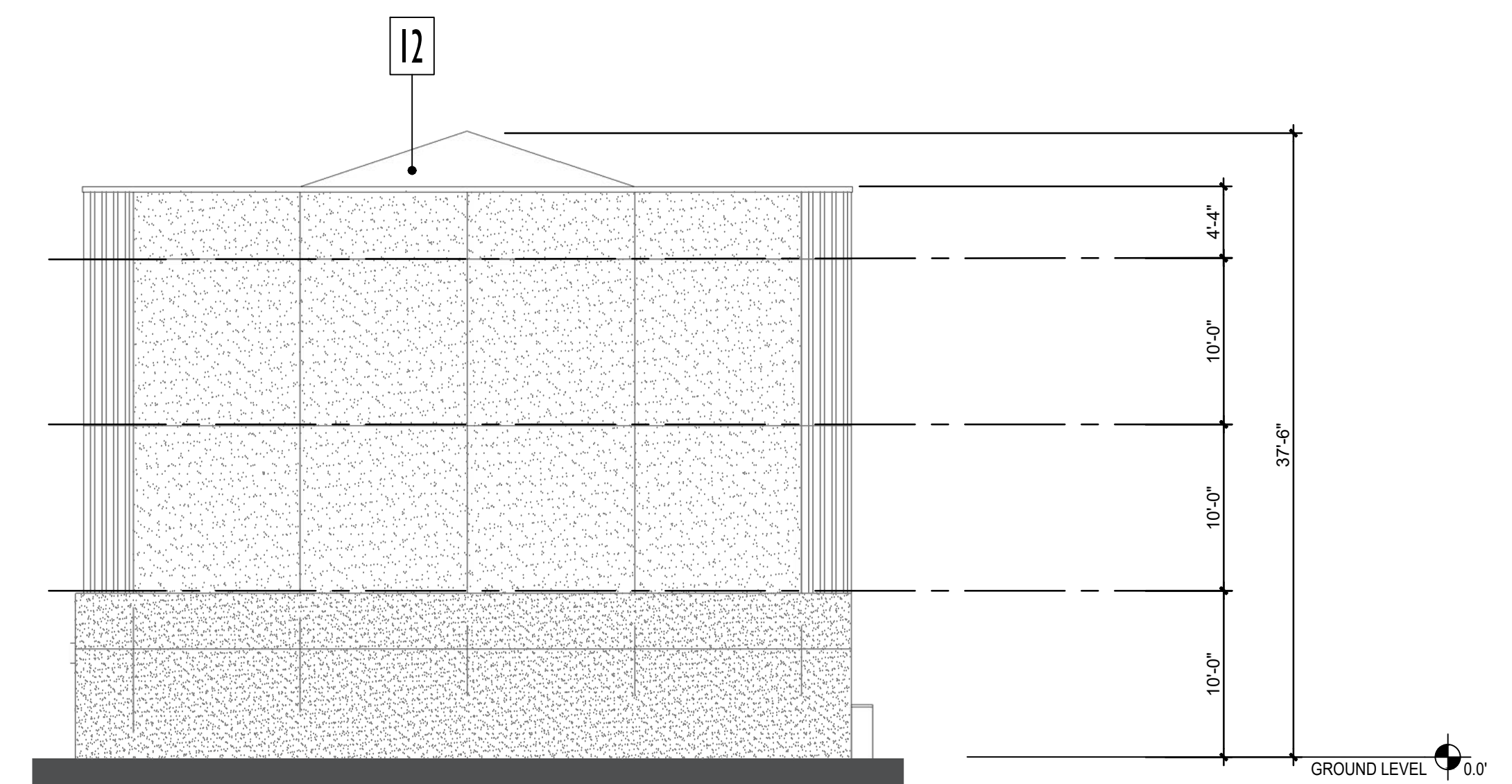
BUILDING TYPE A -FRONT ELEVATION



BUILDING TYPE A - RIGHT ELEVATION



BUILDING TYPE A -REAR ELEVATION



BUILDING TYPE A - LEFT ELEVATION



SITE PLAN KEY

ORCHARD WALK RESIDENTIAL DEVELOPMENT

VISALIA, CALIFORNIA

BUILDING TYPE A ELEVATIONS : A6.0



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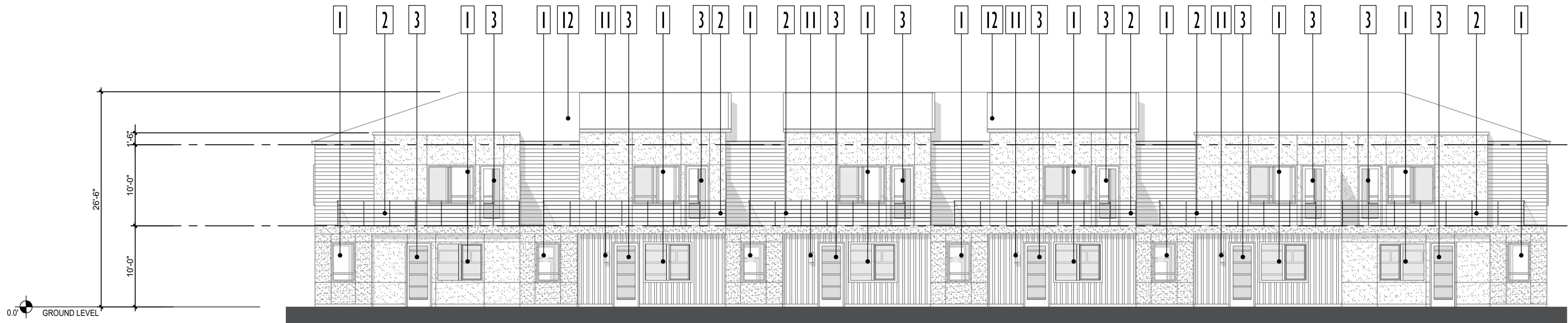


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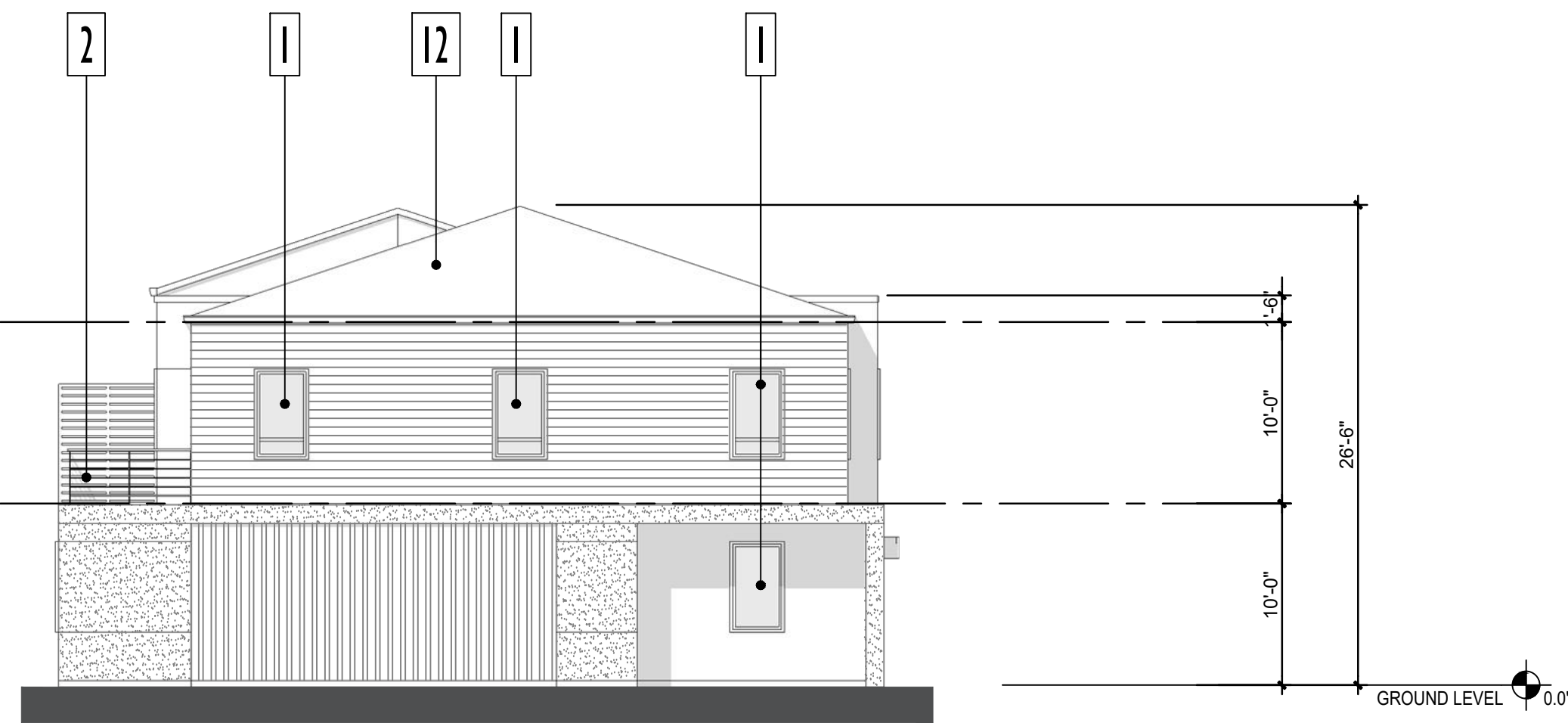
- P01- WHITE PLASTER FINE SAND FINISH
- P02- GRAY PLASTER FINE SAND FINISH
- F01- BOARD AND BATTEN FIBER CEMENT SIDING
- MT01- VESTA STEEL SIDING GILDED GRAIN

KEYNOTE LEGEND

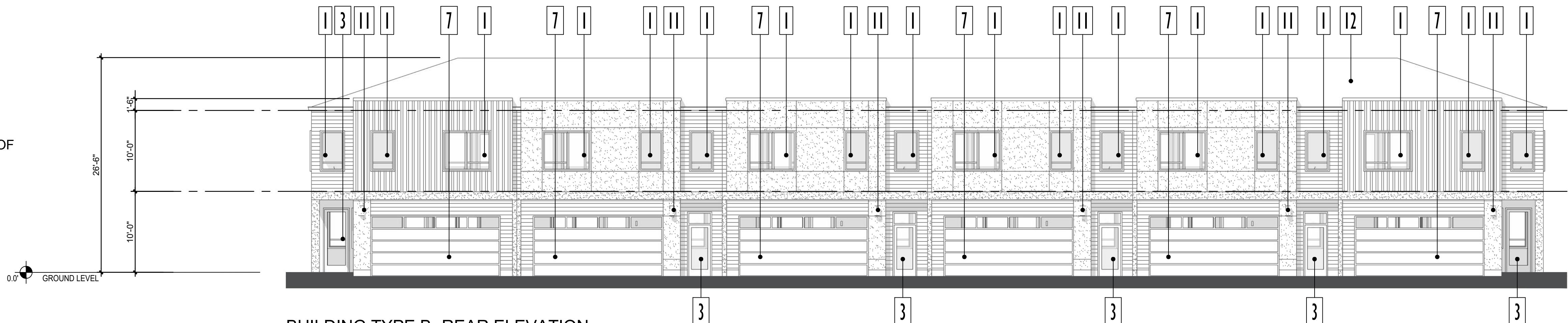
- 1 VINYL WINDOW SYSTEM DARK GRAY
- 2 METAL RAILING SYSTEM
- 3 EXTERIOR DOOR
- 4 ROOF OVERHANG
- 5 METAL GUTTER
- 6 METAL DOWNSPOUT
- 7 METAL SECTIONAL GARAGE DOOR
- 8 FIBER CEMENT BOARD AND BATTEN
- 9 ALUMINUM STOREFRONT
- 10 STANDING SEAM METAL ROOF DARK GRAY
- 11 EXTERIOR LIGHT FIXTURE
- 12 BLACK ASPHALT SHINGLE ROOFING
- 13 WOOD FENCE
- 14 METAL CARPORT



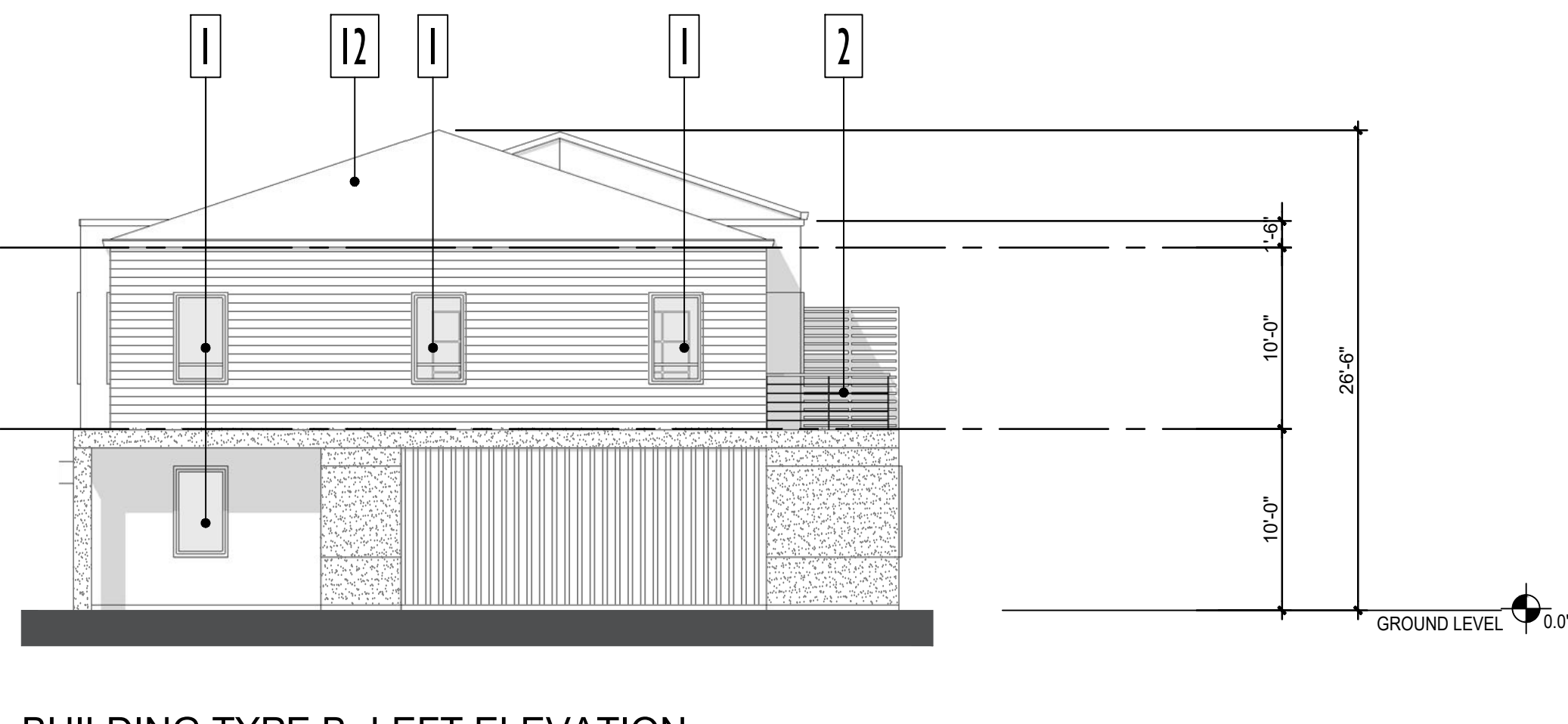
BUILDING TYPE B -FRONT ELEVATION



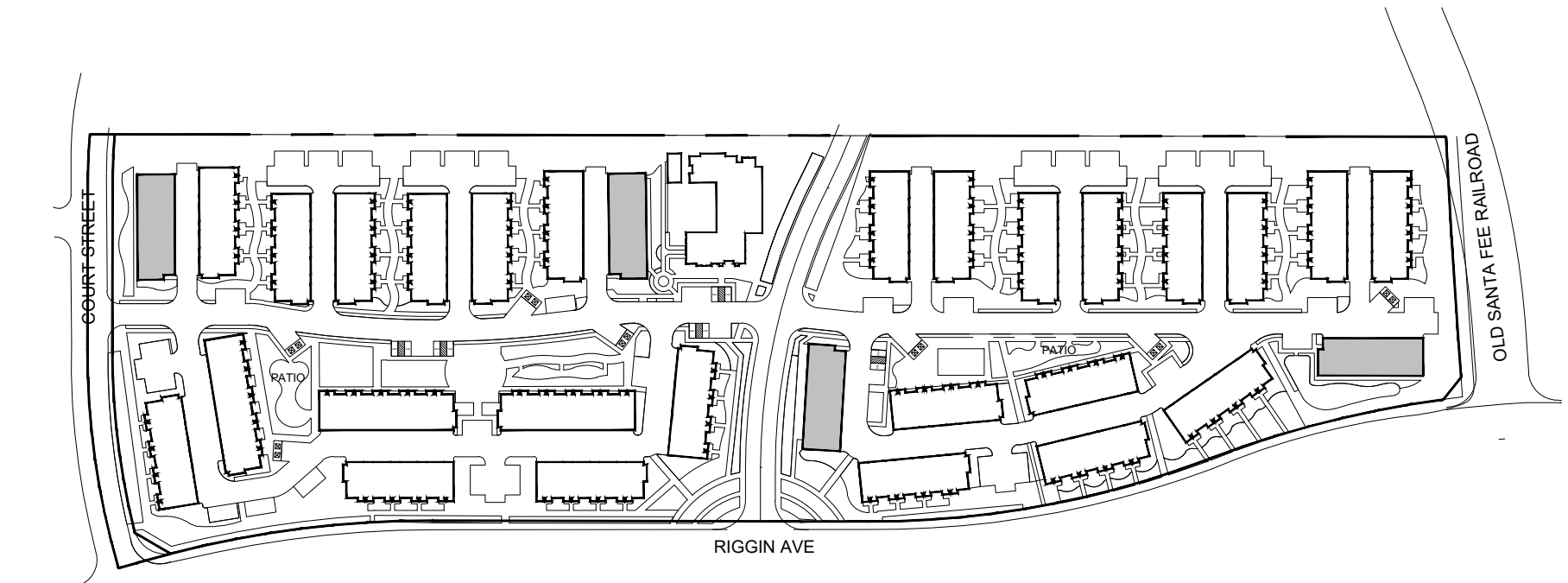
BUILDING TYPE B -RIGHT ELEVATION



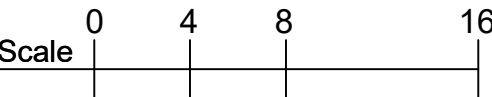
BUILDING TYPE B -REAR ELEVATION



BUILDING TYPE B -LEFT ELEVATION



SITE PLAN KEY



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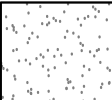
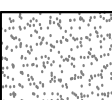

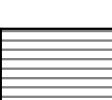
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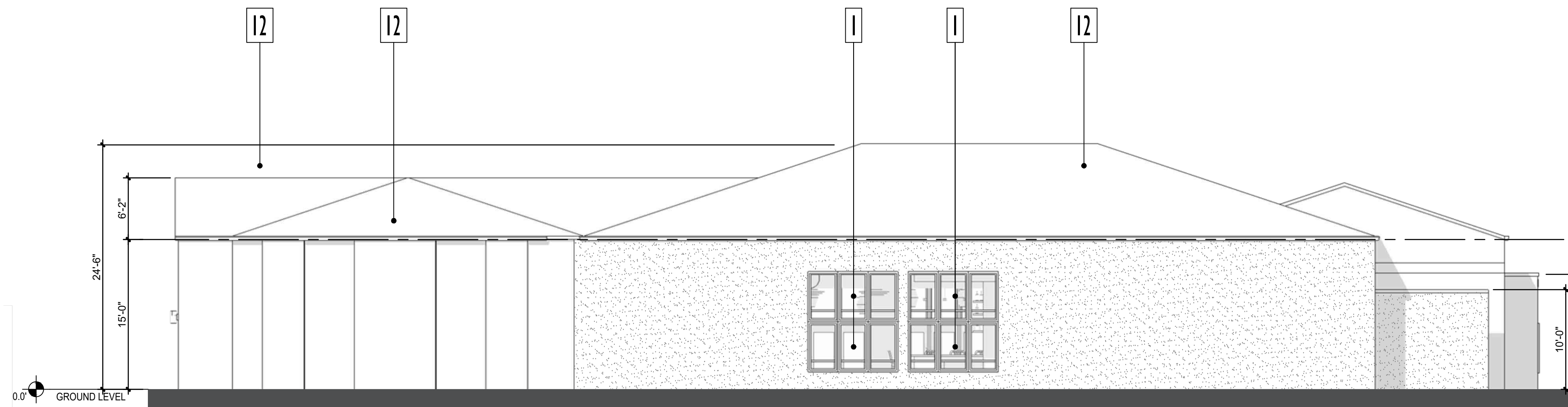
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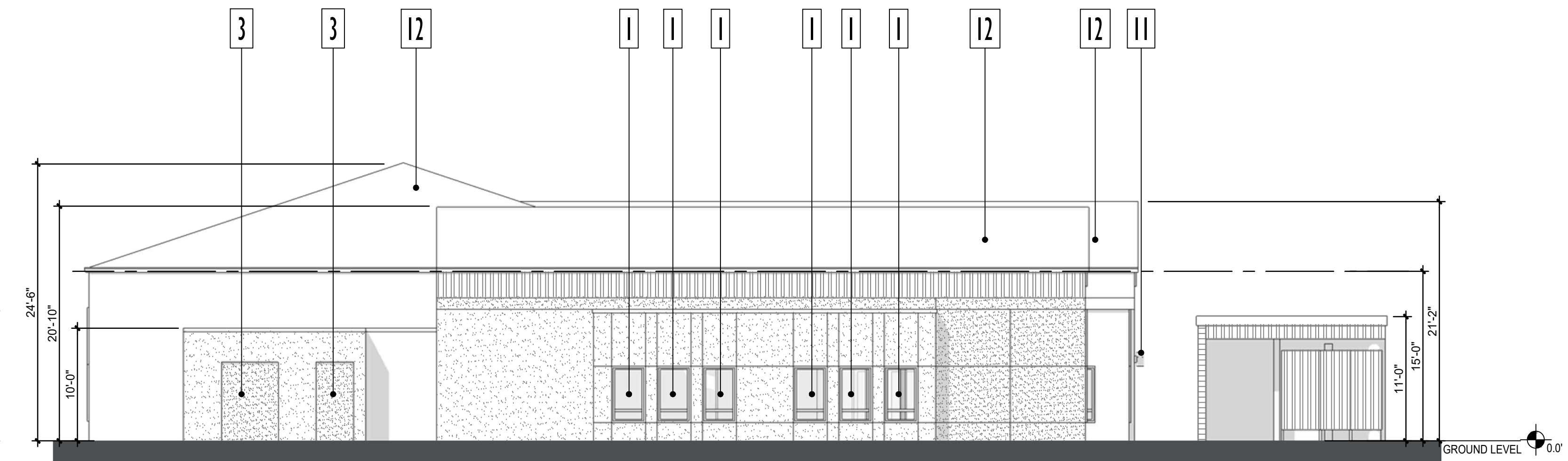
BUILDING TYPE B ELEVATIONS : A6.1

MATERIAL LEGEND

-  P01- WHITE PLASTER FINE SAND FINISH
-  P02- GRAY PLASTER FINE SAND FINISH
-  F01- BOARD AND BATTEN FIBER CEMENT SIDING
-  MT01- VESTA STEEL SIDING GILDED GRAIN



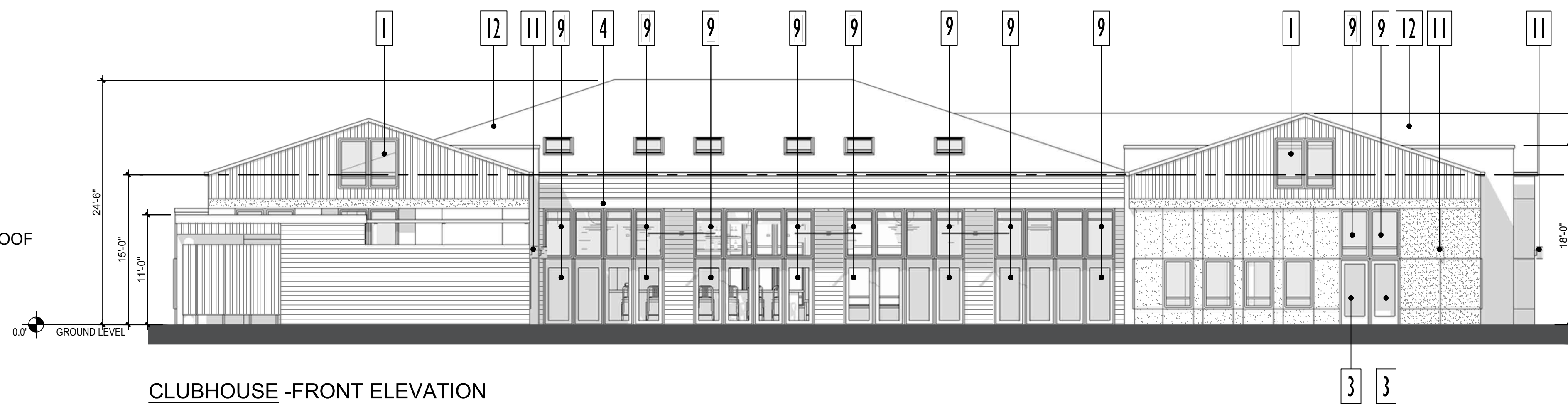
CLUBHOUSE -REAR ELEVATION



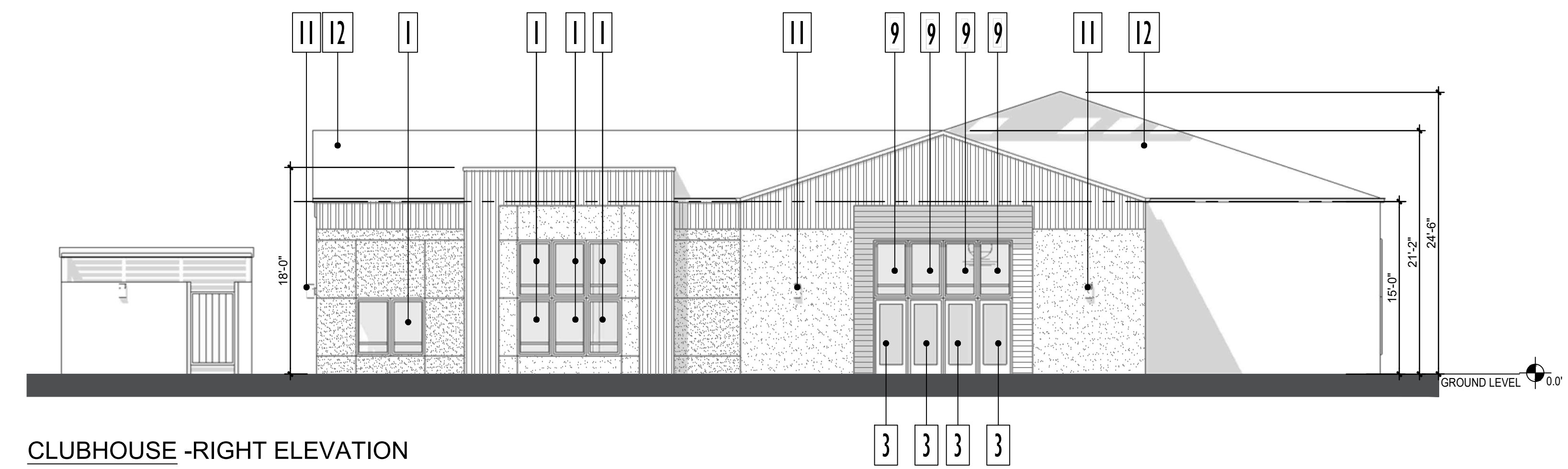
CLUBHOUSE -LEFT ELEVATION

KEYNOTE LEGEND

-  VINYL WINDOW SYSTEM DARK GRAY
-  METAL RAILING SYSTEM
-  EXTERIOR DOOR
-  ROOF OVERHANG
-  METAL GUTTER
-  METAL DOWNSPOUT
-  METAL SECTIONAL GARAGE DOOR
-  FIBER CEMENT BOARD AND BATTEN
-  ALUMINUM STOREFRONT
-  STANDING SEAM METAL ROOF DARK GRAY
-  EXTERIOR LIGHT FIXTURE
-  BLACK ASPHALT SHINGLE ROOFING
-  WOOD FENCE
-  METAL CARPORT



CLUBHOUSE -FRONT ELEVATION



CLUBHOUSE -RIGHT ELEVATION



SITE PLAN KEY

Scale 0 4 8 16

MATERIAL LEGEND

- P01- WHITE PLASTER FINE SAND FINISH
- P02- GRAY PLASTER FINE SAND FINISH
- F01- BOARD AND BATTEN FIBER CEMENT SIDING
- MT01- VESTA STEEL SIDING GILDED GRAIN

KEYNOTE LEGEND

- 1

VINYL WINDOW SYSTEM
DARK GRAY
- 2

METAL RAILING SYSTEM
- 3

EXTERIOR DOOR
- 4

ROOF OVERHANG
- 5

METAL GUTTER
- 6

METAL DOWNSPOUT
- 7

METAL SECTIONAL
GARAGE DOOR
- 8

FIBER CEMENT
BOARD AND BATTEN
- 9

ALUMINUM STOREFRONT
- 10

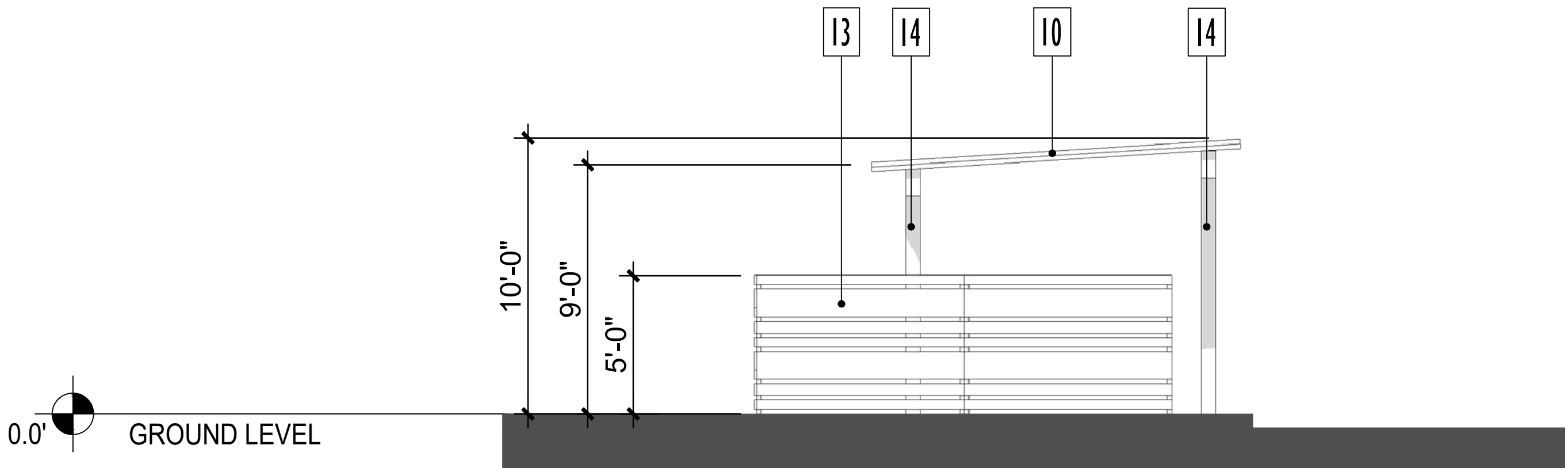
STANDING SEAM METAL ROOF
DARK GRAY
- 11

EXTERIOR LIGHT FIXTURE
- 12

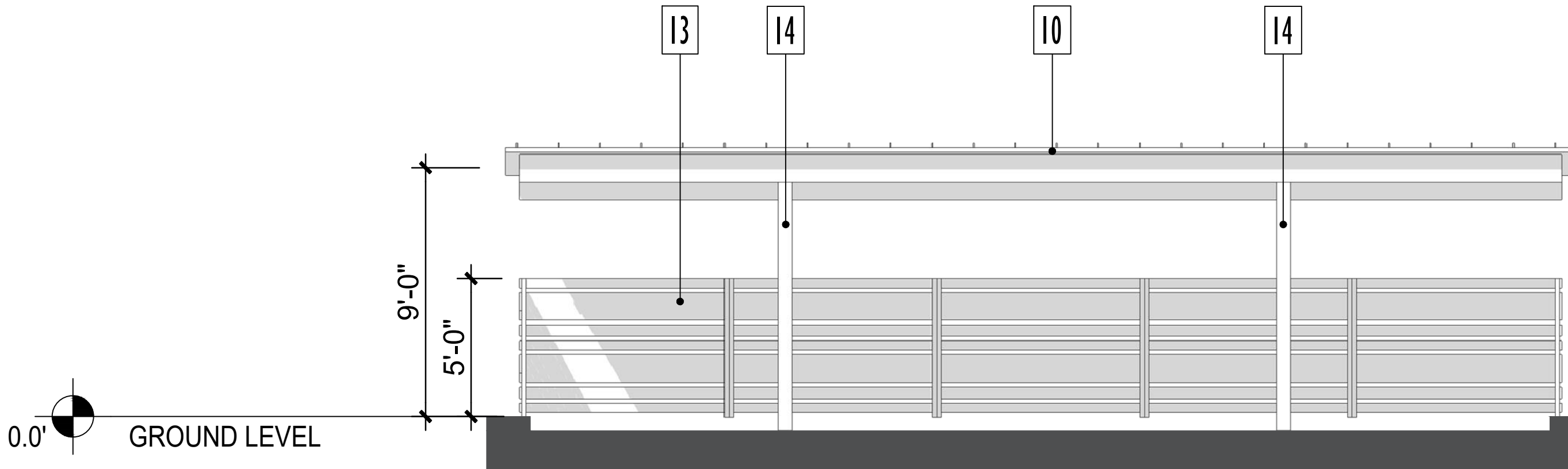
BLACK ASPHALT SHINGLE
ROOFING
- 13

WOOD FENCE
- 14

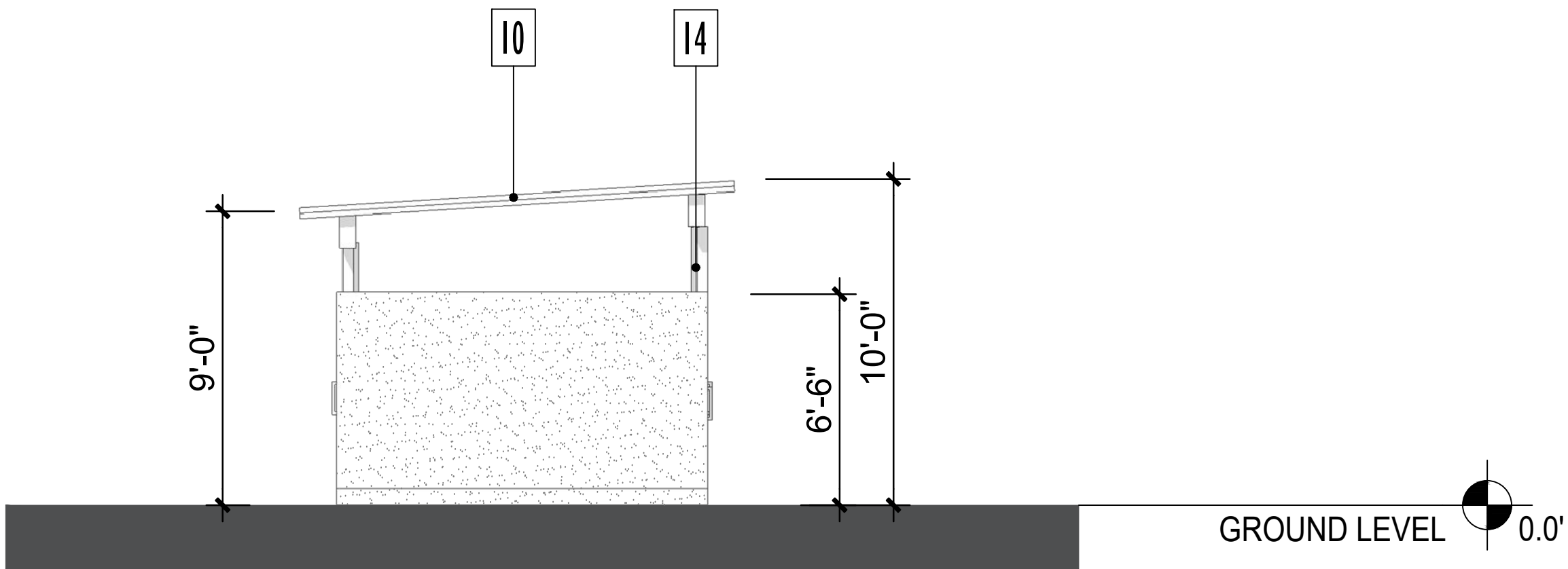
METAL CARPORT



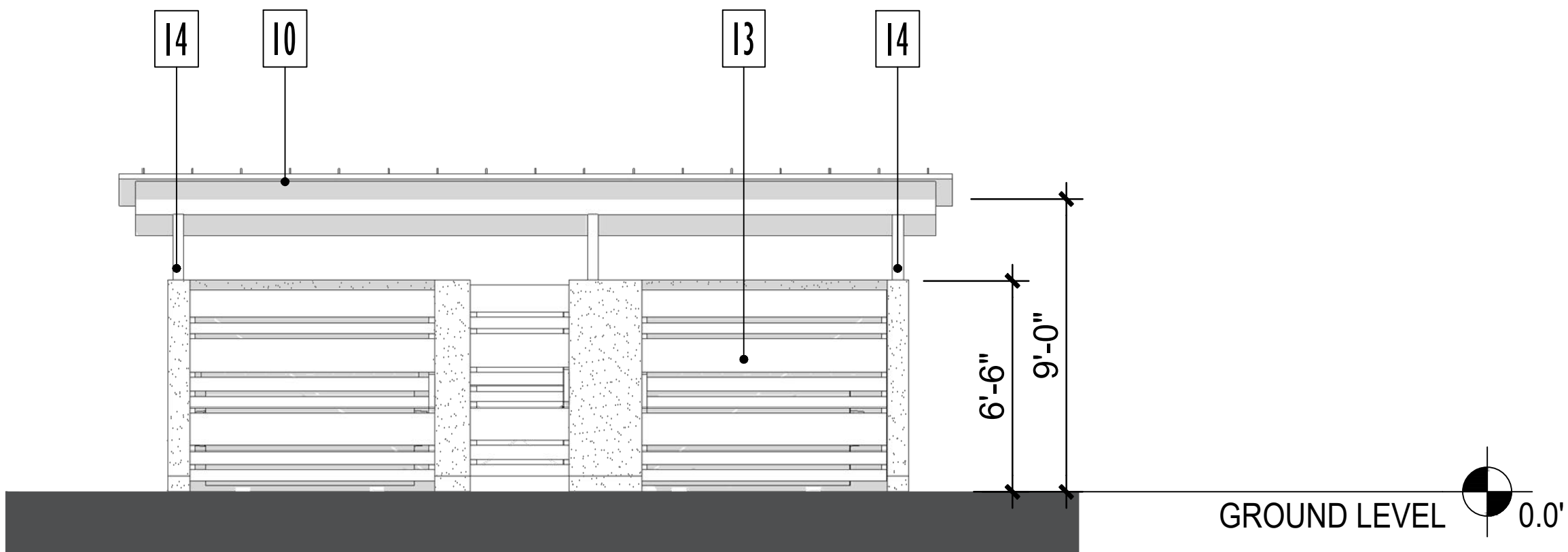
CARPORT -SIDE ELEVATION



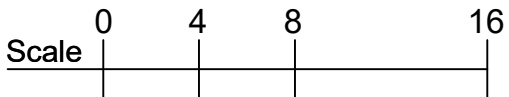
CARPORT -FRONT ELEVATION



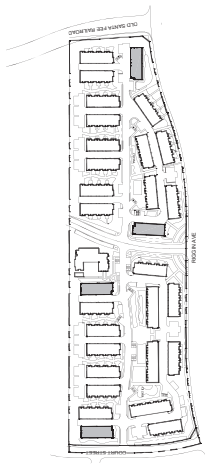
TRASH ENCLOSURE -SIDE ELEVATION



TRASH ENCLOSURE -FRONT ELEVATION

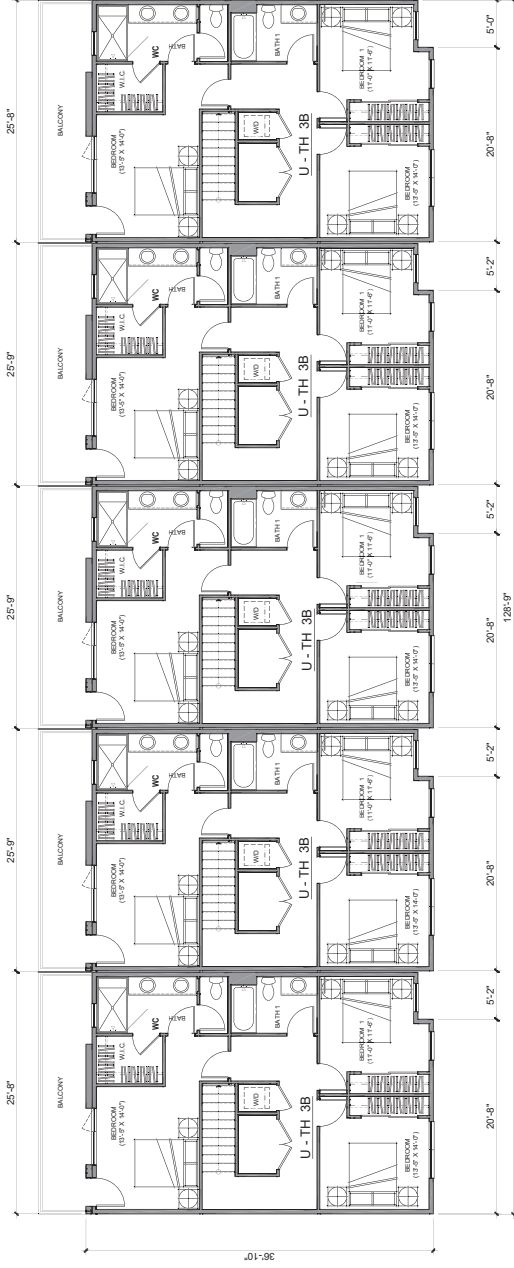


CARPORTS & TRASH ENCLOSURES ELEVATIONS : A6.3

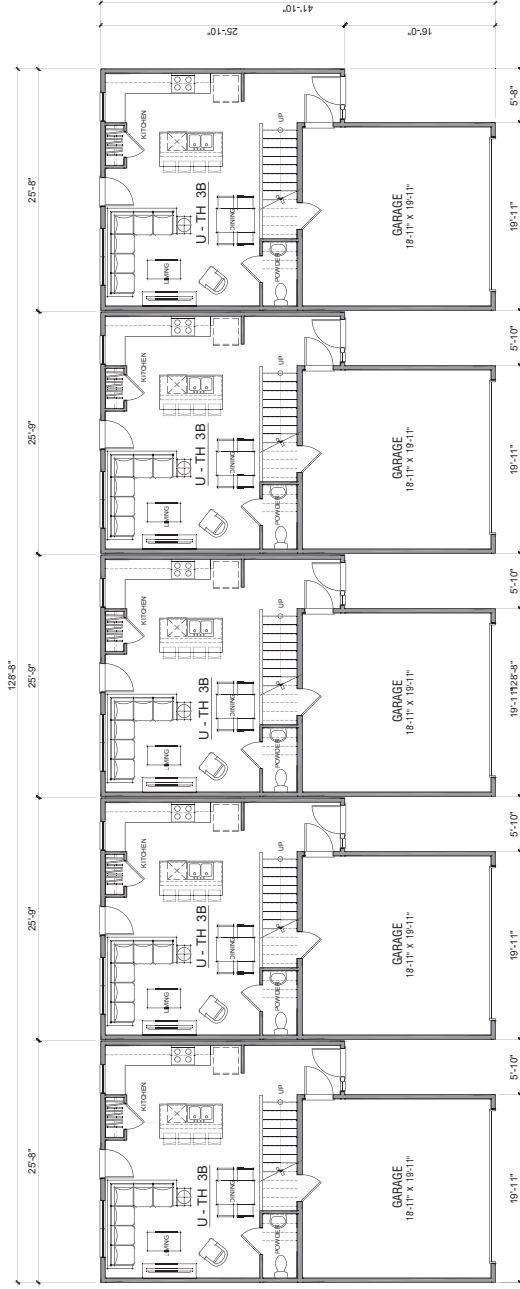


SITE PLAN KEY

TOWNHOUSE 5 PLEX- 2ND FLOOR
TOWNHOUSE - SECOND LEVEL GROSS 4673 SQ. FT.



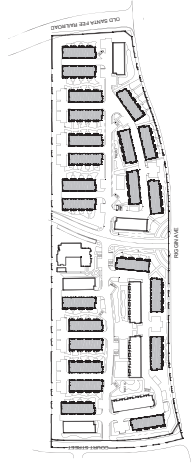
TOWNHOUSE 8 PLEX - GROUND FLOOR
TOWNHOUSE - 1ST LEVEL GROSS 2821 SQ. FT.
TOWNHOUSE GARAGE - GROSS #####



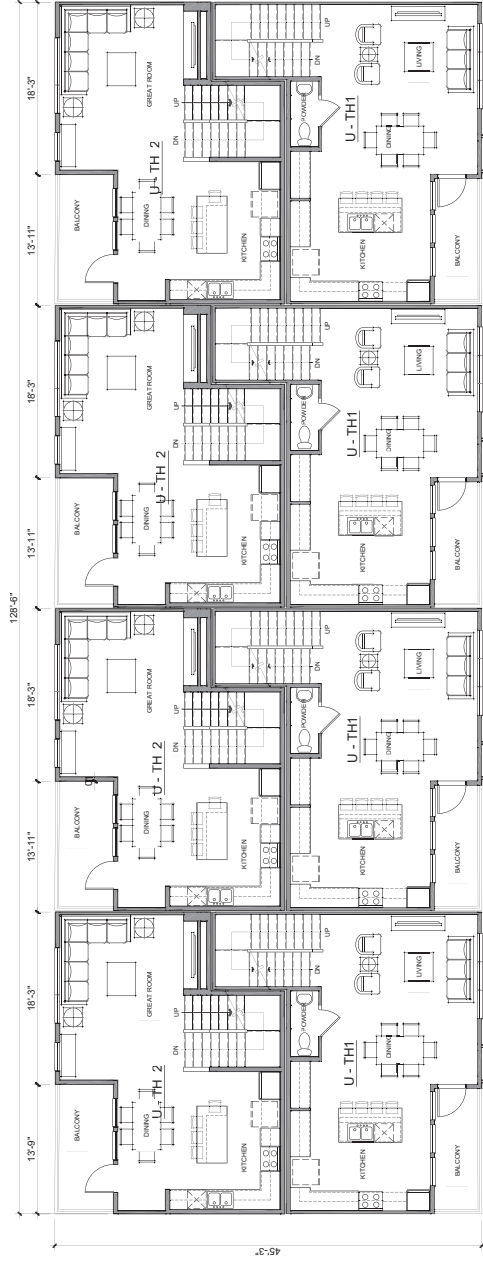
Scale 0 4 8 16

CONCEPTUAL TOWNHOUSE 5 PLEX PLANS

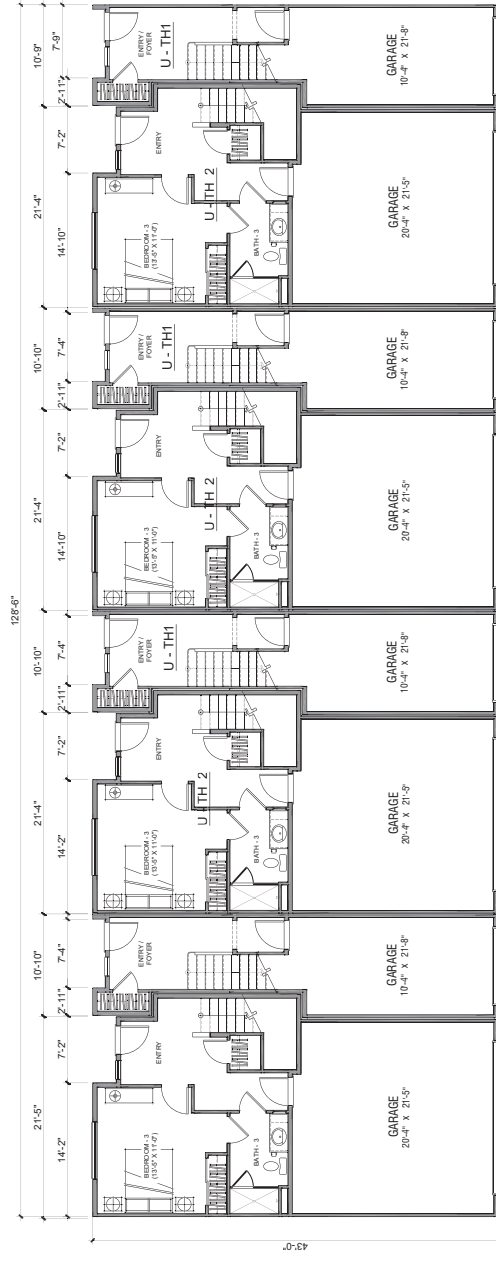
A5.0



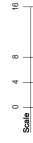
SITE PLAN KEY



TOWNHOUSE 8 PLEX- 2ND FLOOR
TOWNHOUSE - 2ND LEVEL GROSS 5471 SQ. FT.

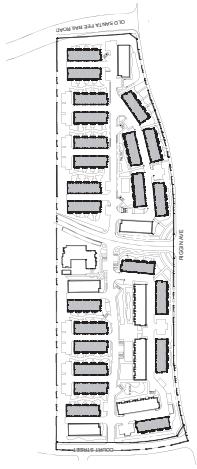


TOWNHOUSE 8 PLEX - GROUND FLOOR
TOWNHOUSE - 1ST LEVEL GROSS 1978 SQ. FT.
TOWNHOUSE GARAGE - GROSS 2770 SQ. FT.

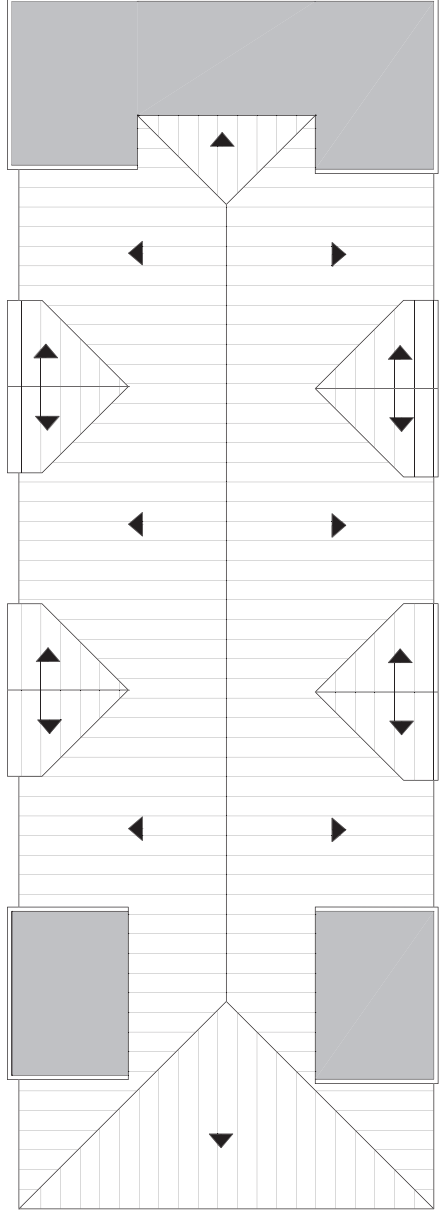


CONCEPTUAL TOWNHOUSE 8 PLEX PLANS

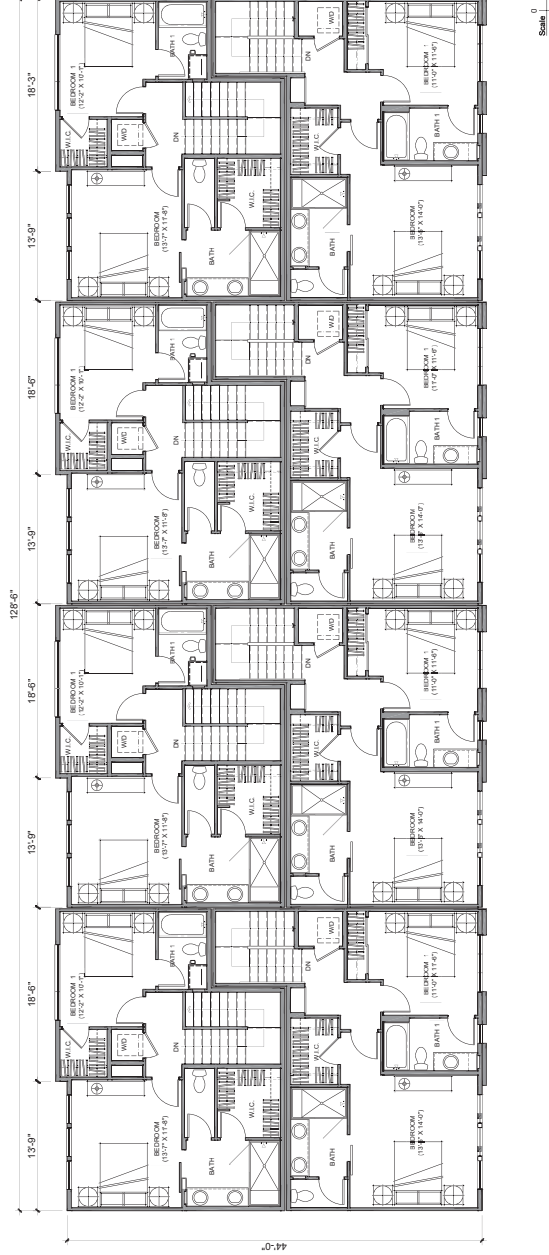
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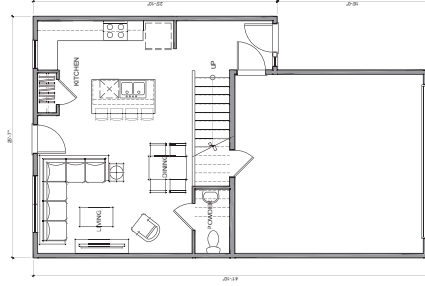
SITE PLAN KEY



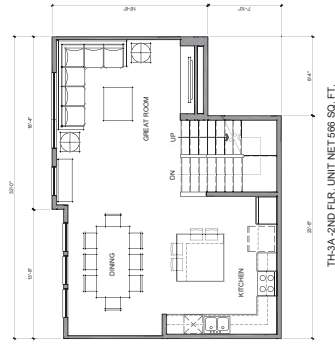
TOWNHOUSE 8 PLEX - ROOF PLAN



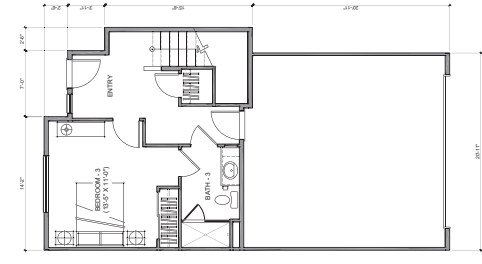
TOWNHOUSE 8 PLEX - THIRD LEVEL FLOOR
TOWNHOUSE - 3RD LEVEL GROSS 5743 SQ. FT.



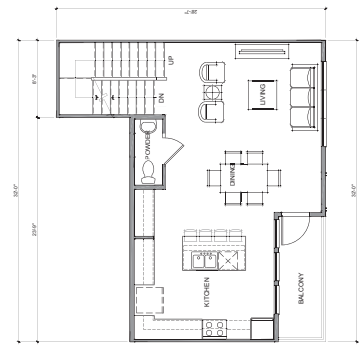
TH-3B - GARAGE 379 SQ. FT.
TH-3B - UNIT 1ST FLR NET 527 SQ. FT.



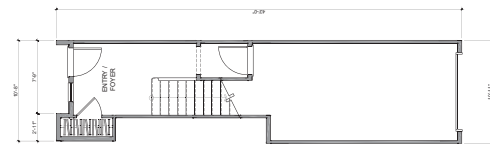
TH-3A - 2ND FLR. UNIT NET 566 SQ. FT.



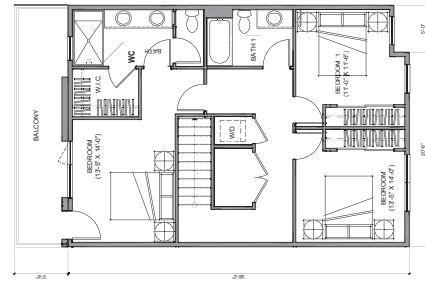
TH-2A - GARAGE 435 SQ. FT.
TH-2A - UNIT 2ND FLR NET 437 SQ. FT.



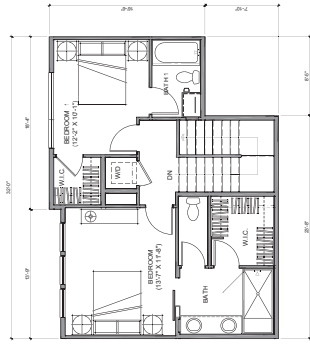
TH-2A - 3RD FLR. UNIT NET 615 SQ. FT.



TH-2A - GARAGE 230 SQ. FT.
TH-2A - UNIT 1ST FLR NET 154 SQ. FT.



TH-3B - 2ND FLR. UNIT NET 609 SQ. FT.

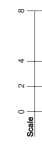


TH-3A - 3RD FLR. UNIT NET 566 SQ. FT.

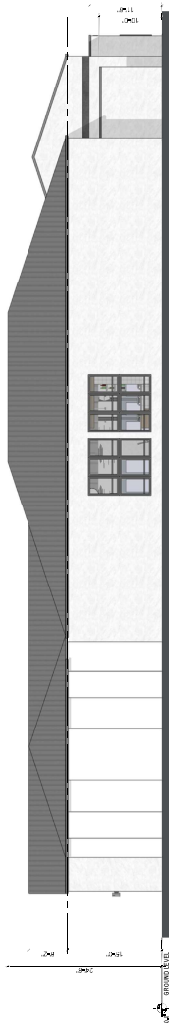
TOWNHOUSE UNIT TH-2A
TOTAL UNIT GARAGE SF. NET:
220 SQ. FT.
TOTAL UNIT NET SF.:
1,301 SQ. FT.

TOWNHOUSE UNIT TH-3A
TOTAL UNIT GARAGE SF. NET:
435 SQ. FT.
TOTAL UNIT NET SF.:
1573 SQ. FT.

TOWNHOUSE UNIT TH-3B
TOTAL UNIT GARAGE SF. NET:
379 SQ. FT.
TOTAL UNIT NET SF.:
1336 SQ. FT.



CONCEPTUAL UNIT PLANS - TOWNHOUSES :: A7.0



CLUBHOUSE -REAR ELEVATION



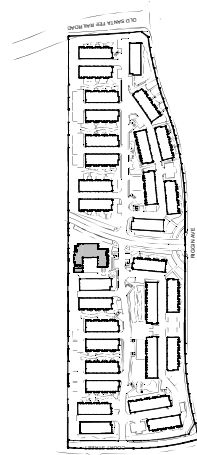
CLUBHOUSE -LEFT ELEVATION



CLUBHOUSE -FRONT ELEVATION



CLUBHOUSE -RIGHT ELEVATION



SITE PLAN KEY



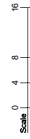
ORCHARD WALK RESIDENTIAL DEVELOPMENT

VISALIA, CALIFORNIA

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CLUBHOUSE COLOR ELEVATIONS : A6.6



ORCHARD WALK SPECIFIC PLAN

3.2 MEDIUM DENSITY RESIDENTIAL (MDR)

The Medium Density Residential (MDR) designation accommodates attached single-family/multifamily homes (reference Figure 3.2-1). The multifamily portion of the Plan Area is conceptual. A precise development plan shall be submitted to determine conformance with Specific Plan design guidelines. A CUP will also be required since the site would include more than 40 units. The MDR designated area is intended to provide affordable, family oriented homes close to commercial and recreational areas. Commercial uses will be located across the street and adjacent to the MDR designated area. Pedestrian crossings will include stamped asphalt for driver awareness. Table 3.2-1 lists the development standards for the MDR designated area within the Plan Area. Figure 3.2-1 shows the site plan of the MDR area.

The MDR area will provide approximately 224 dwelling units on 15.7 acres at a density of 14.3 dwelling units per acre. The conceptual site plan shows four different plans with units ranging from 1,304 square feet to 1,477 square feet. Amenities in the MDR area include: a clubhouse with pool, tot lot, open space, and pedestrian paths.

Medium Density Residential Policies and Standards

- A) The development standards in Table 3.2-1 shall be used for the development of the Medium Density Residential area within the Plan Area.
- B) Garages shall not protrude beyond the leading edge of the home.
- C) Alternative garage loading configurations are encouraged (i.e., rear lot garages, side loading garages, detached garages, or alley loading garages).
- D) Architecture, landscaping, lighting, fencing and any signage shall be complimentary and work together to create and maintain neighborhood identity.
- E) Exterior wall materials, trim and architectural details are to be applied equally to all sides of the building.
- F) Utility and mechanical equipment are to be screened from view. Ground mounted air conditioners, coolers, antennas, or other appurtenances are to be screened from off-site view.
- G) The MDR designated area should incorporate variety in style and detail but with a unifying theme that provides cohesion for the entire site.
- H) Building heights and setback shall be varied to break monotony.
- I) The visual impact of garages and driveway aprons are to be minimized.
- J) Flashing details (vents, down spouts and gutters) shall be designed to compliment the building's overall design, including colors and materials.

K) The size, scale, color, proportion, placement and detailing of architectural features such as porches, balconies, chimneys, doors/windows, dormers, and fencing shall be carefully considered to complement the overall massing and scale of the building.

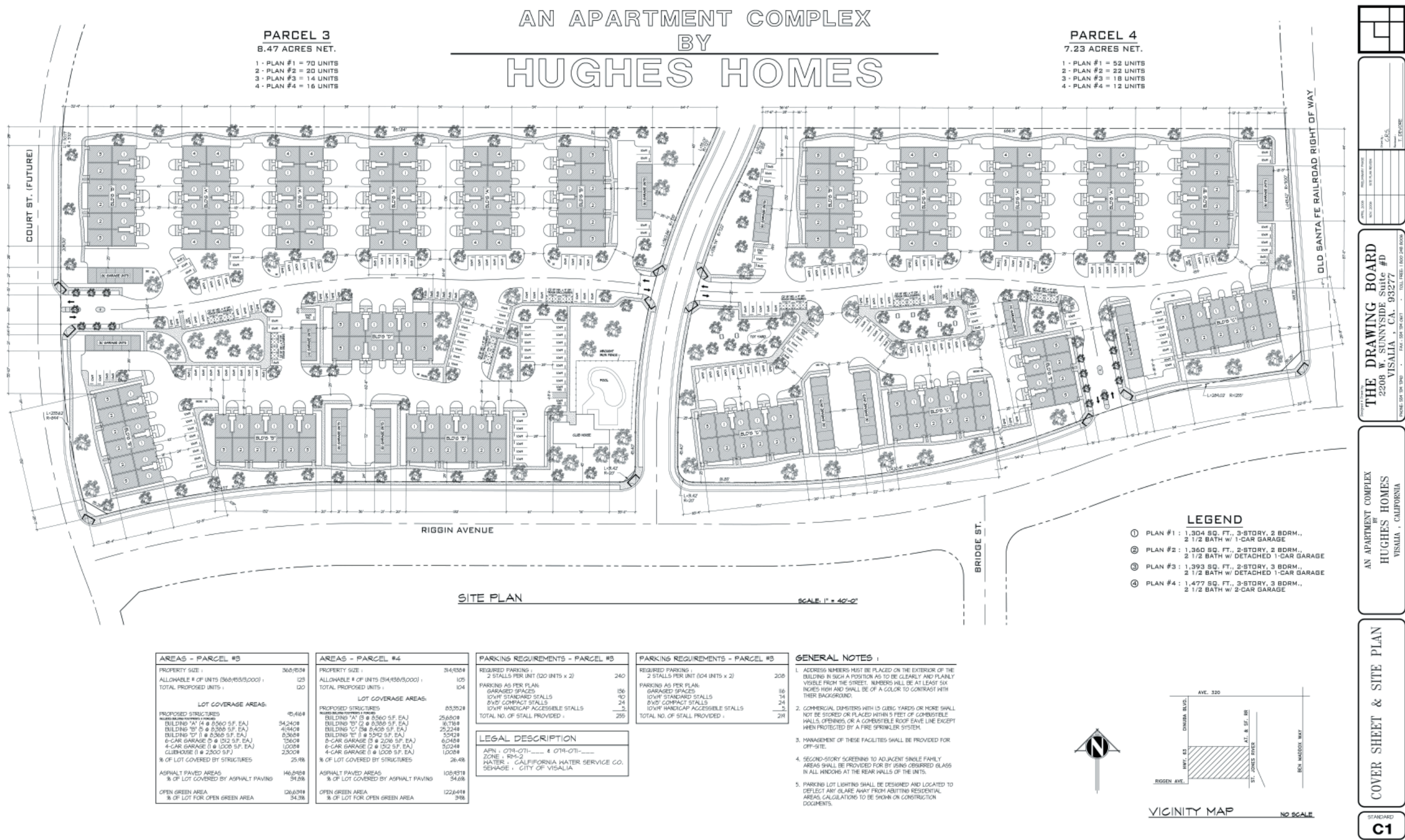
Table 3.2-1	
Medium Density Residential Development Standards	
Category	Regulation
LAND USE	
Applicable Zoning District	R-M-2
Applicable Land Use Designation	Residential Medium Density
Density Range	10-15 dwelling units/acre (net)
Permitted Uses	Reference Visalia Municipal Code Section 17.16.020
Conditional Uses	Reference Visalia Municipal Code Section 17.16.040
SITE AREA AND CONFIGURATION	
Site Area	
Minimum Site Area	Two Acres
Minimum Site Area/Dwelling Unit	3,000 Square Feet
Landscape Area Coverage	900 square feet/dwelling unit
SETBACKS	
Front Yard	
Living Space	15 feet minimum (leading edge of living space shall be closer to street than garage on 50% of dwelling units)
Porch	10 feet minimum
Garage	20 feet minimum
Side Yards	
Interior	5 feet minimum (0 feet for attached units)
Exterior	15 feet minimum (may be reduced to 10 feet if side yard does not abut the front yard of an adjacent lot) (side loading garages shall provide a 20 foot minimum setback)
Rear Yard	
Primary Building	20 feet minimum
Distance Between Buildings	6 feet (0 feet for attached units)
BUILDING MASSING	
Building Height	
Primary Structure	35 feet maximum
Accessory Structure	12 feet maximum
Floor Area	
Primary Building	1,000 square feet minimum
Secondary Building	800 square feet maximum (does not include garage area)
Parking Requirements	1.5 spaces /unit (minimum)
FENCING AND WALLS	
Within Setbacks	
Front Yard	4 feet maximum height (50% minimum transparency*)
Corner Side Yard	4 feet maximum height (50% minimum transparency*)
Outside Setbacks	
Behind Edge of Structure	6 feet maximum height
In Front of Structure	4 feet maximum height (50% minimum transparency*)

Note: the development standards shall be used for guidance and the required CUP will provide more detailed information.

* A Picket Fence, Split Rail Fence or Decorative Iron Fence Meets the Definition of 50% Transparency

ORCHARD WALK SPECIFIC PLAN

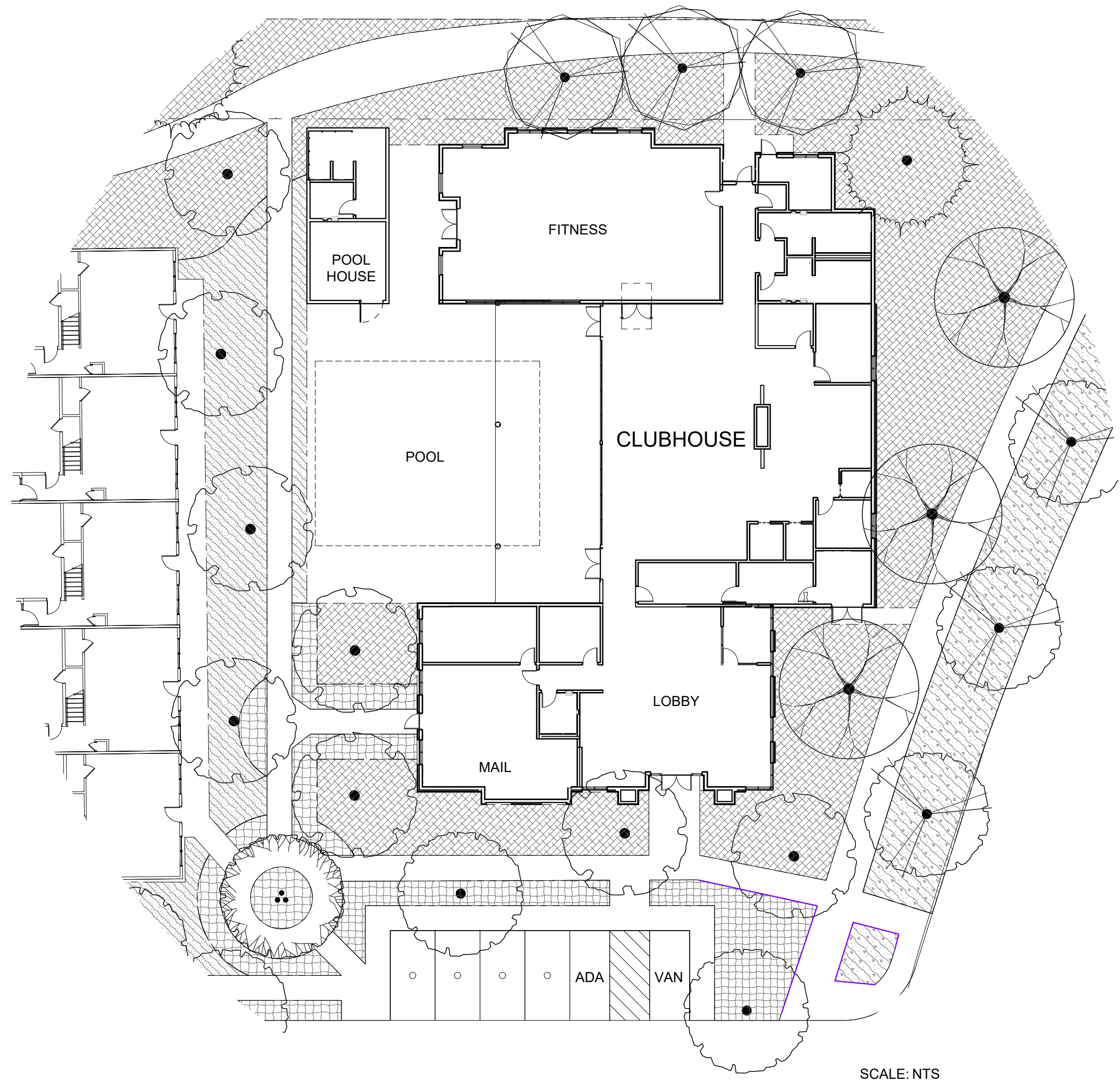
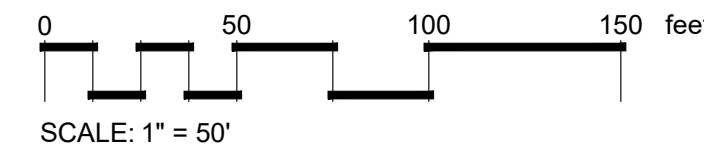
FIGURE 3.2-1 CONCEPTUAL RESIDENTIAL SITE PLAN



COURT STREET



RIGGIN AVE



SCALE: NTS

CONCEPT TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Arbutus x 'Marina'	Arbutus Standard
	Pinus eldarica	Afghan Pine
	Pistacia chinensis	Chinese Pistache
	Quercus ilex	Holly Oak
STREET TREES		
	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
TREES - ACCENT		
	Olea europaea 'Fruitless'	Fruitless Olive
	Olea europaea 'Fruitless' Field Dug multi trunk specimen	Fruitless Olive
	x Chitalpa tashkentensis	Chitalpa

CONCEPT PLANT SCHEDULE

	BUFFER SHRUBS Leptospermum laevigatum 'Compactum' / Australian Tea Tree Ligustrum japonicum 'Texanum' / Texas Japanese Privet Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary Xylosma congestum / Shiny Xylosma
	PARKWAY SHRUBS Juniperus horizontalis 'Emerald Spreader' / Emerald Spreader Juniper Lantana montevidensis / Purple Trailing Lantana Muhlenbergia rigens / Deer Grass Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
	RECREATIONAL AREAS Cynodon x Tifton 328 / Tifgreen Bermudagrass
	THEME PLANTINGS Aptenia cordifolia 'Red Apple' / Red Apple Baby Sunrose Baccharis pilularis 'Santa Ana' / Santa Ana Coyote Brush Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Ceanothus griseus 'Santa Ana' / Santa Ana Carmel Ceanothus Coprosma kirkii / Creeping Mirror Plant Diets bicolor / Fortnight Lily Elaeagnus pungens / Thorny Elaeagnus Festuca glauca / Blue Fescue Helictotrichon sempervirens / Blue Oat Grass Lantana montevidensis / Purple Trailing Lantana Lavandula dentata 'Goodwin Creek Grey' / Goodwin Creek Grey Lavender Nandina domestica 'Fire Power' / Firepower Nandina Pyracantha x 'Tiny Tim' / Tiny Tim Firethorn Raphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn Rosa x 'Meidrifora' TM / Coral Drift Groundcover Rose Xylosma congestum 'Compacta' / Compact Xylosma
	ACCENT AREA Anigozanthos bicolor / Two-colored Kangaroo Paw Dianella revoluta 'Proquest D5' TM / Blue Stream Flax Lily Iris douglasiana / Douglas Iris Kniphofia uvaria 'Blaze' / Blaze Red Hot Poker Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush Oenothera speciosa / Mexican Evening Primrose Pelargonium x hortorum 'White Truffle' / White Truffle Geranium

COURT STREET

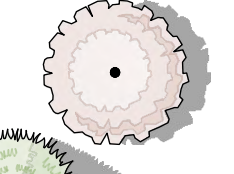
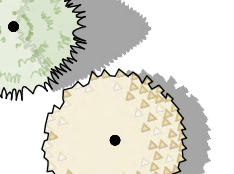
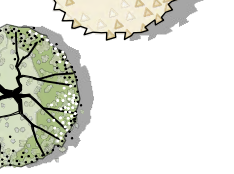


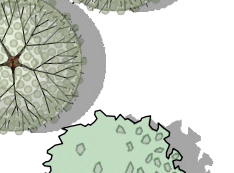
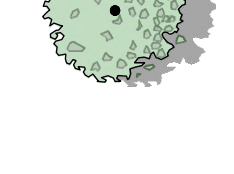




RIGGIN AVE



SCALE: NTS

CONCEPT TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Arbutus x 'Marina'	Arbutus Standard
	Pinus eldarica	Afghan Pine
	Pistacia chinensis	Chinese Pistache
	Quercus ilex	Holly Oak
STREET TREES	BOTANICAL NAME	COMMON NAME
	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
TREES - ACCENT	BOTANICAL NAME	COMMON NAME
	Olea europaea 'Fruitless'	Fruitless Olive
	Olea europaea 'Fruitless'	Fruitless Olive
	Field Dug multi trunk specimen	
	x Chitalpa tashkentensis	Chitalpa

CONCEPT PLANT SCHEDULE

BUFFER SHRUBS
Leptospermum laevigatum 'Compactum' / Australian Tea Tree
Ligustrum japonicum 'Texanum' / Texas Japanese Privet
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
Xylosma congestum / Shiny Xylosma
PARKWAY SHRUBS
Juniperus horizontalis 'Emerald Spreader' / Emerald Spreader Juniper
Lantana montevidensis / Purple Trailing Lantana
Muhlenbergia rigens / Deer Grass
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
RECREATIONAL AREAS
Cynodon x Tifton 328 / Tifgreen Bermudagrass
THEME PLANTINGS
Aptenia cordifolia 'Red Apple' / Red Apple Baby Sunrose
Baccharis pilularis 'Santa Ana' / Santa Ana Coyote Brush
Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush
Ceanothus griseus 'Santa Ana' / Santa Ana Carmel Ceanothus
Coprosma kirkii / Creeping Mirror Plant
Dietes bicolor / Fortnight Lily
Eleagnus pungens / Thorny Elaeagnus
Festuca glauca / Blue Fescue
Helictotrichon sempervirens / Blue Oat Grass
Lantana montevidensis / Purple Trailing Lantana
Lavandula dentata 'Goodwin Creek Grey' / Goodwin Creek Grey Lavender
Nandina domestica 'Fire Power' / Firepower Nandina
Pyracantha x 'Tiny Tim' / Tiny Tim Firethorn
Raphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn
Rosa x 'Meidrifora' TM / Coral Drift Groundcover Rose
Xylosma congestum 'Compacta' / Compact Xylosma
ACCENT AREA
Anigozanthos bicolor / Two-colored Kangaroo Paw
Dianella revoluta 'Proquest D5' TM / Blue Stream Flax Lily
Iris douglasiana / Douglas Iris
Kniphofia uvaria 'Blaze' / Blaze Red Hot Poker
Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush
Oenothera speciosa / Mexican Evening Primrose
Pelargonium x hortorum 'White Truffle' / White Truffle Geranium



Olea europaea 'Fruitless'



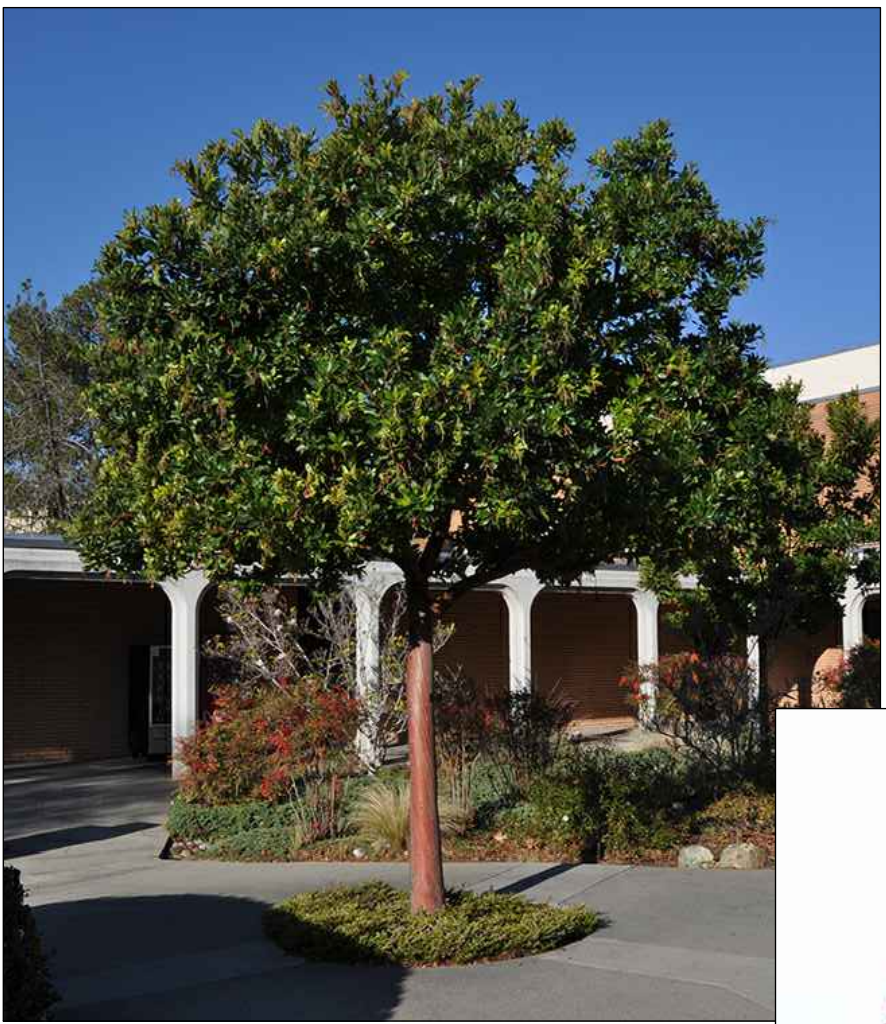
Pistacia chinensis



Pinus eldarica



Quercus ilex



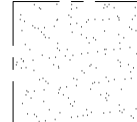
Arbutus x 'Marina'



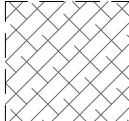
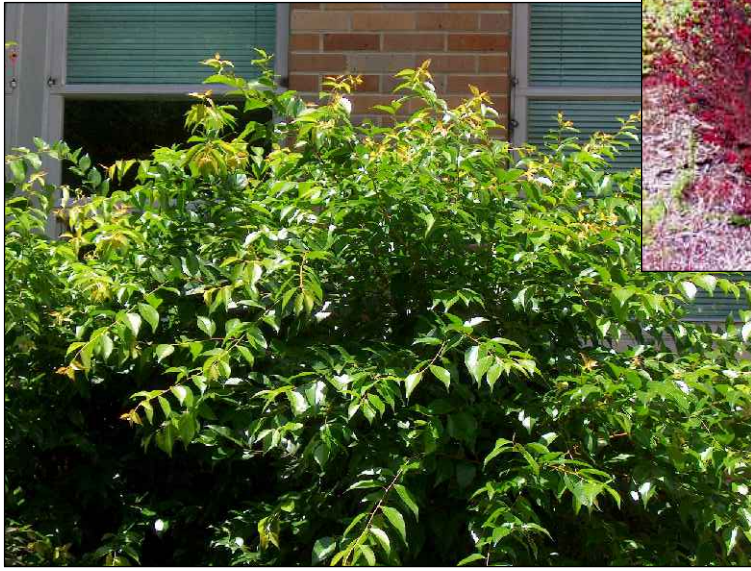
Lagerstroemia indica x fauriei 'Tuscarora'



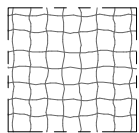
x Chitalpa tashkentensis



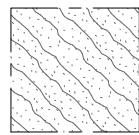
RECREATIONAL AREAS
Cynodon x Tifton 328 / Trifgreen Bermudagrass



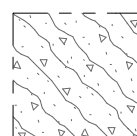
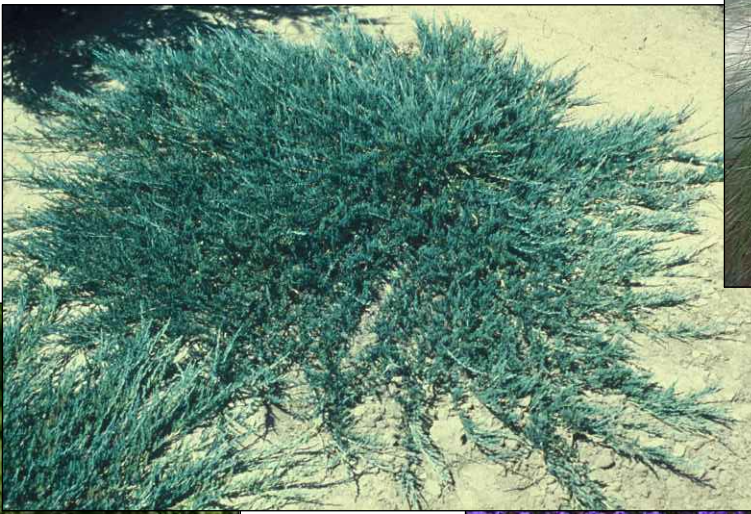
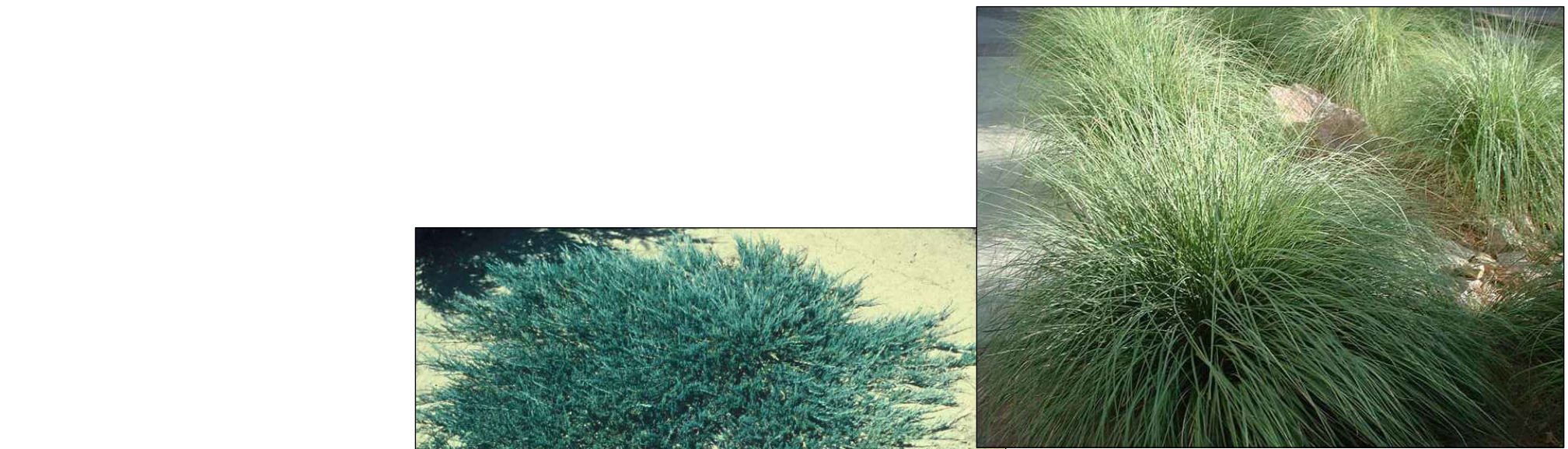
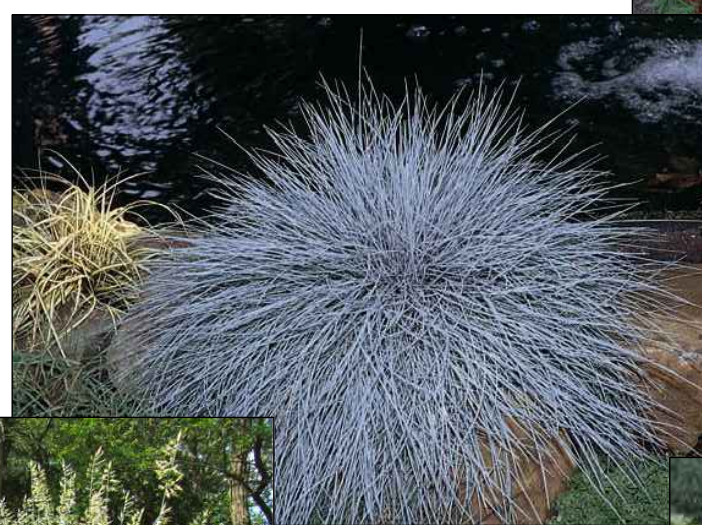
BUFFER SHRUBS
Leptospermum laevigatum 'Compactum' / Australian Tea Tree
Ligustrum japonicum 'Texanum' / Texas Japanese Privet
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
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Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush
Oenothera speciosa / Mexican Evening Primrose
Pelargonium x hortorum 'White Truffle' / White Truffle Geranium



THEME PLANTINGS
Aptenia cordifolia 'Red Apple' / Red Apple Baby Sunrose
Baccharis pilularis 'Santa Ana' / Santa Ana Coyote Brush
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PARKWAY SHRUBS
Juniperus horizontalis 'Emerald Spreader' / Emerald Spreader Juniper
Lantana montevidensis / Purple Trailing Lantana
Muhlenbergia rigens / Deer Grass
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary

From: [Susan Currier](#)
To: [Josh Dan](#)
Subject: FW: Conditional Use Permit No. 2022-09: JH Real Estate Partners Inc
Date: Wednesday, June 22, 2022 8:20:39 AM

FYI

From: Jelley, Kyle <kyle.jelley@unitedwestaff.com>
Sent: Tuesday, June 21, 2022 5:13 PM
To: Susan Currier <Susan.Currier@visalia.city>
Subject: Conditional Use Permit No. 2022-09: JH Real Estate Partners Inc

Hello Susan,

I am writing in response to the "Notice of Public Hearing" mailer that my family and I received in the mail today.

If there is anything we can do to NOT allow this project to move forward, I would like to make it known that we are VERY against this type of development near our new home. When it comes to 3-story apartment buildings, it creates a high likelihood of loud noise complaints, excessive traffic and significantly brings down the value of our home that backs up to the subject property.

The cross traffic and lack of traffic lights is already a disaster waiting to happen and there are near missed collisions on a daily basis.

We already have a homeless shelter/resource center going in directly in front of us and now to have an Illinois based company come into Visalia and build 2-3 story apartments, we will do whatever it takes to stop this from happening. This side of Visalia is finally starting to look nice and get cleaned up but this apartment project will immediately ruin the process and it will upset so many new home owners. If nothing else, the traffic issue and excessive people/cars/noise should be enough to put an end to this project.

I truly hope the city will consider NOT allowing this type of project to move forward and stand up for the new home owners of Visalia.

Thank you for your time and consideration. You are very much appreciated and I thank you for giving us the opportunity to speak on how we feel before this type of thing completely ruins our area.

I hope you have a wonderful evening and a great week.

Sincerely,

Kyle P. Jelley
Director of Operations
United Staffing Associates, LLC
www.UnitedWeStaff.com
505 Higuera St.
San Luis Obispo, CA 93401
(805) 269-2677 Office
(805) 269-2687 Fax

(805) 704-0011 Cell



ORCHARD WALK TOWNHOMES

NW CORNER OF N. COURT ST AND W. RIGGIN AVE

A project by:

Developer:
JH REAL ESTATE PARTNERS INC.

520 NEWPORT CENTER DRIVE, SUITE 780
NEWPORT BEACH, CALIFORNIA 92660
Contact: ERNIE RIVAS
T: 949-723-8989 EXT. 104
ERIVAS@JHREP.COM

Design team:

Architect:
DLR Group, Inc.

700 S. Flower St., Floor 22
Los Angeles, CA 90017
Contact: Alexander Catala
T: 213-219-9089
acatala@dlr.com
www.dlrgroup.com

Landscape Architect:
CUMMINGS CURLEY AND
ASSOCIATES, INC.

3633 LONG BEACH BLVD, LONG
BEACH, CA 90807
Contact: ROBERT CURLEY
ARCHITECT
562.424.8182 X112
ROBERT@CUMMINGSCURLEY.COM

Civil Engineer:
4 Creeks Engineering

STEVEN J. MACIAS
CIVIL ENGINEER
T: (559) 802 - 3052
M: (559) 786 -0936
STEVENM@4-CREEKS.COM

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SP1.2	ENLARGED SITE PLAN WEST
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L-01C	LANDSCAPE CONCEPT PLANS COLORED
L-02	LANDSCAPE PLANTING IMAGES



VICINITY MAP

TITLE SHEET

: A0.0

OVERALL PROJECT SUMMARY

SITE AREA:	±15.7 NET ACRES
ZONING:	R-M-2 (MULTI-FAMILY)
GENERAL PLAN:	RESIDENTIAL MEDIUM DENSITY
DENSITY:	15 PER ACRE
PROVIDED UNITS:	234 UNITS

UNIT MIX

2 BEDROOM TOWNHOUSE	107 UNITS
3 BEDROOM TOWNHOUSE	127 UNITS
TOTAL YIELD	234 UNITS

PARKING REQUIRED

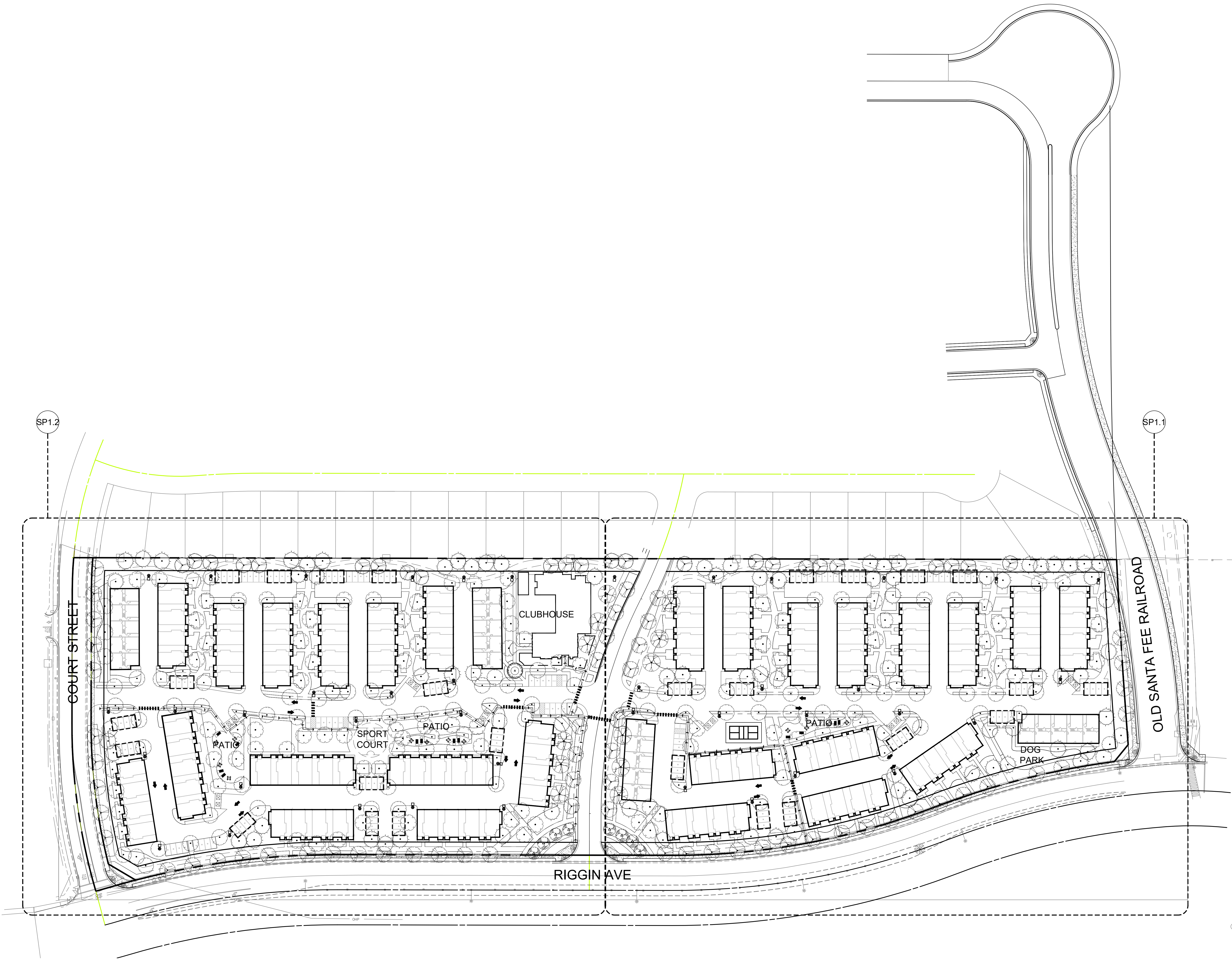
MULTI-FAMILY	1.5 PER UNIT -	361
	.25 PER UNIT -	59
TOTAL REQUIRED		410 SPACES

PARKING PROVIDED

GARAGES	361 SPACES
CARPORT PARKING	104 SPACES
SURFACE GUEST	36 SPACES
ADA ACCESSIBLE STALLS	8 SPACES
TOTAL PROVIDED	511 SPACES

GENERAL NOTES

1. SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION
2. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION



CONCEPTUAL OVERALL SITE PLAN

SCALE: 1" = 60'-0" :: **SP1.0**



PROJECT SUMMARY	
SITE AREA:	±314,938 SF (±7.23 NET ACRES)
ZONING:	R-M-2 (MULTI-FAMILY)
GENERAL PLAN:	RESIDENTIAL MEDIUM DENSITY
DENSITY:	15 PER ACRE
PROVIDED UNITS:	114 UNITS

LOT COVERAGE AREAS

% OF LOT COVERED BY STRUCTURE	-27%
% OF LOT FOR OPEN GREEN SPACE	-43%
% OF LOT COVERED BY ASPHALT	-30%

UNIT MIX

2 BEDROOM TOWNHOUSE	52 UNITS
3 BEDROOM TOWNHOUSE	62 UNITS
TOTAL YIELD	114 UNITS

PARKING REQUIRED

MULTI-FAMILY	1.5 PER UNIT - 171
TOTAL REQUIRED	25 PER UNIT - 29
	200 SPACES

PARKING PROVIDED

GARAGES	176 SPACES
CARPORT PARKING	52 SPACES
SURFACE GUEST	10 SPACES
ADA ACCESSIBLE STALLS	2 SPACES
TOTAL PROVIDED	240 SPACES

LEGEND

- 1 10 - PLEX
(5) 2 BEDROOM TOWNHOUSE - 1,209 SF
(5) 3 BEDROOM TOWNHOUSE - 1,399 SF
- 2 8 - PLEX
(4) 2 BEDROOM TOWNHOUSE - 1,209 SF
(4) 3 BEDROOM TOWNHOUSE - 1,399 SF
- 3 5-PLEX
(5) 3 BEDROOM TOWNHOUSE - 1,1,322 SF
- 4 CLUBHOUSE
CLUBHOUSE/LEASING/ POOL HOUSE - 9,325 SF
- 5 PICKLE BALL COURT
- 6 DOG PARK
- 7 POOL
- 8 TRASH ENCLOSURE

SYMBOLS

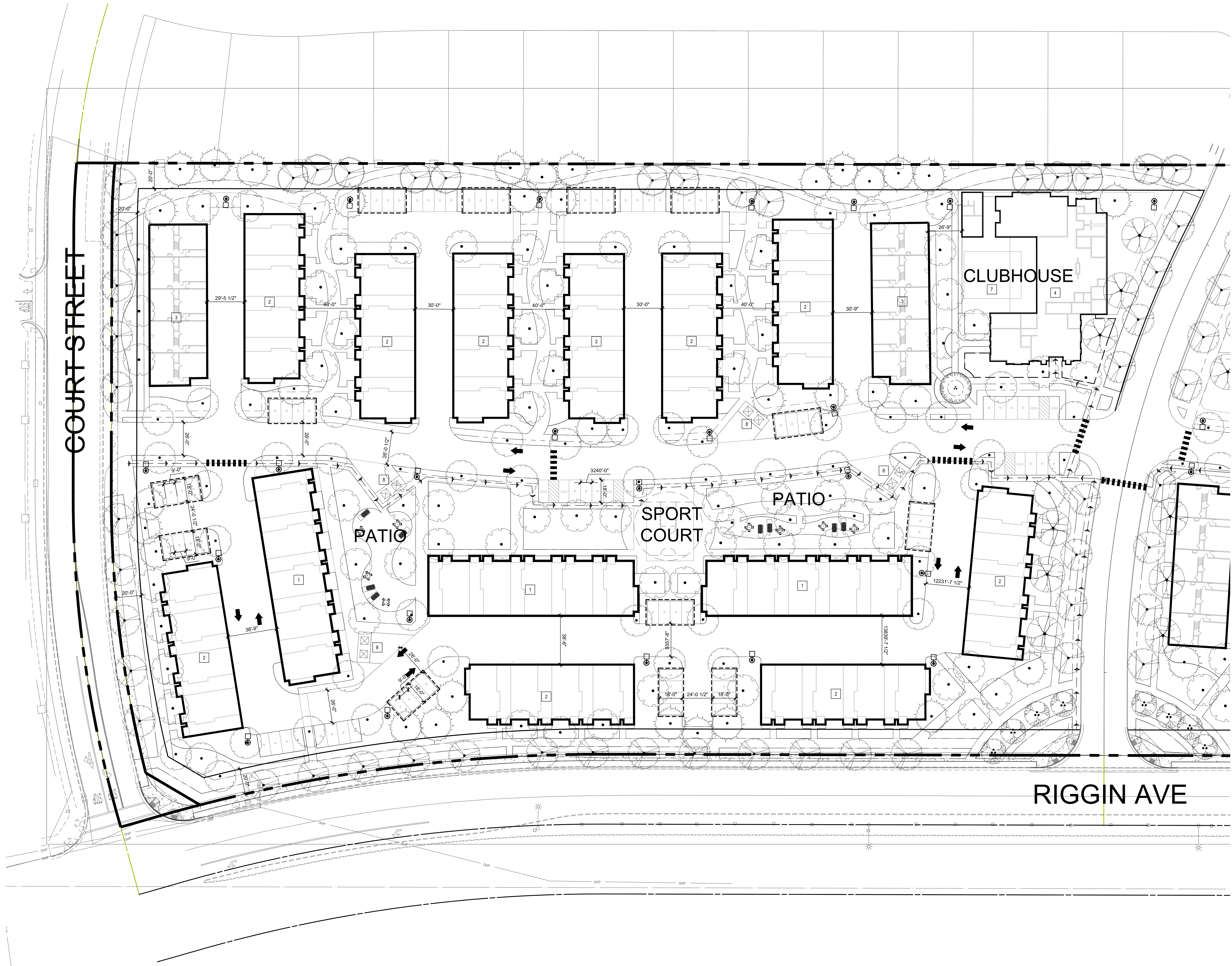
- CONCEPTUAL ADA PATH OF TRAVEL
- CONCEPTUAL SITE LIGHTING LOCATIONS

GENERAL NOTES

- SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION
- SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION

ENLARGED CONCEPTUAL SITE PLAN EAST

SCALE: 1" = 30'-0" :: SPI.I



PROJECT SUMMARY	
SITE AREA:	±368,953 SF (±8.47 NET ACRES)
ZONING:	R-M-2 (MULTI-FAMILY)
GENERAL PLAN:	RESIDENTIAL MEDIUM DENSITY
DENSITY:	15 PER ACRE
PROVIDED UNITS:	120

LOT COVERAGE AREAS

%OF LOT COVERED BY STRUCTURE	-27%
%OF LOT FOR OPEN GREEN SPACE	-45%
% OF LOT COVERED BY ASPHALT	-28%

UNIT MIX

2 BEDROOM TOWNHOUSE -	55 UNITS
3 BEDROOM TOWNHOUSE -	65 UNITS
TOTAL YIELD	
120 UNITS	

PARKING REQUIRED

MULTI-FAMILY	1.5 PER UNIT - 180
	25 PER UNIT - 60
TOTAL REQUIRED	
240 SPACES	

PARKING PROVIDED

GARAGES	185 SPACES
CARPORTS	52 SPACES
SURFACE GUEST	26 SPACES
ADA ACCESSIBLE PARKING	6 SPACES
TOTAL PROVIDED	
271 SPACES	

LEGEND

- 1 10 - PLEX
(5) 2 BEDROOM TOWNHOUSE- 1,209 SF
(5) 3 BEDROOM TOWNHOUSE- 1,399 SF
- 2 8 - PLEX
(4) 2 BEDROOM TOWNHOUSE- 1,209 SF
(4) 3 BEDROOM TOWNHOUSE- 1,399 SF
- 3 5- PLEX
(5) 3 BEDROOM TOWNHOUSE- 1,1,322 SF
- 4 CLUBHOUSE
CLUBHOUSE/LEASING/ POOL HOUSE - 9,325 SF
- 5 PICKLE BALL COURT
- 6 DOG PARK
- 7 POOL
- 8 TRASH ENCLOSURE

SYMBOLS

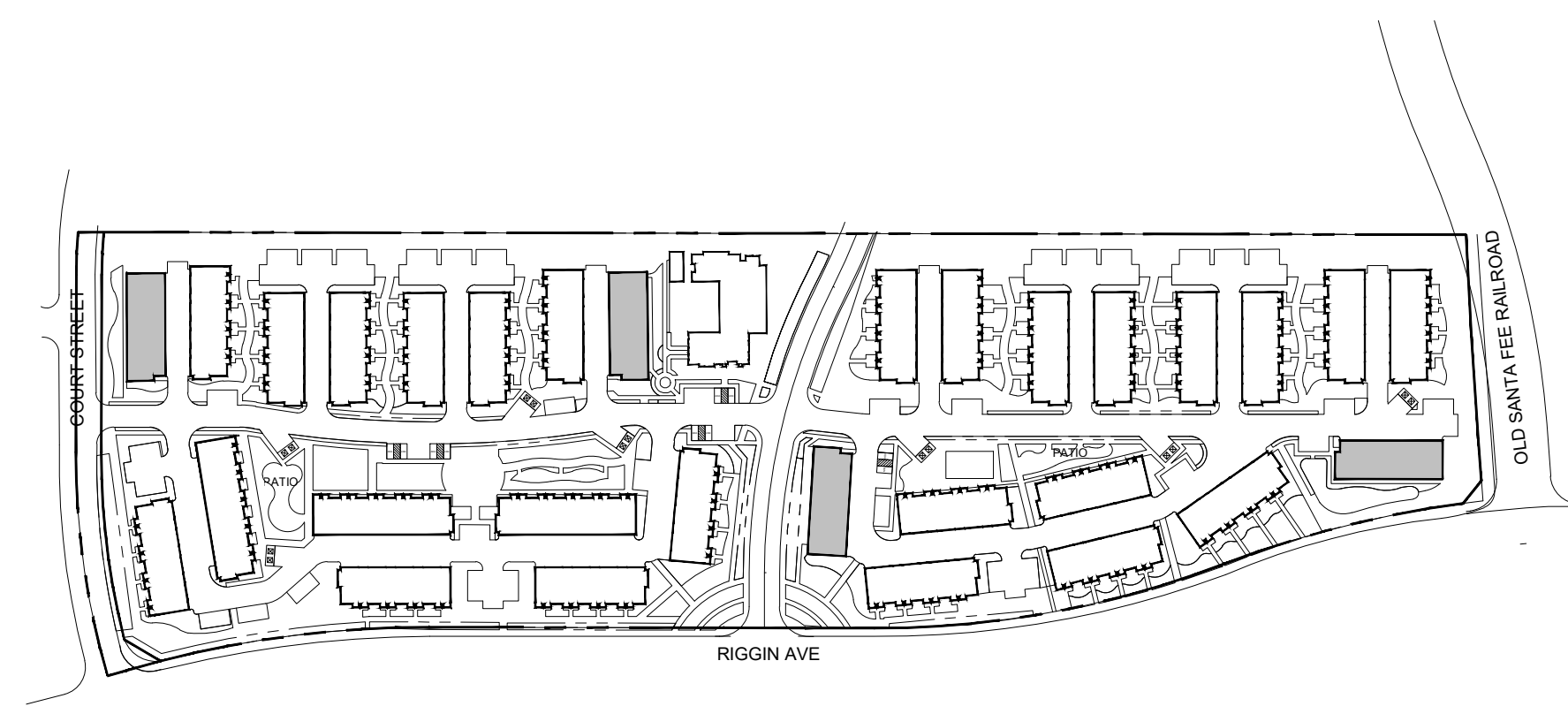
- CONCEPTUAL ADA PATH OF TRAVEL
- CONCEPTUAL SITE LIGHTING LOCATIONS

GENERAL NOTES

- SEE CIVIL DRAWINGS FOR ADDITIONAL CIVIL INFORMATION
- SEE LANDSCAPE DRAWINGS FOR ADDITIONAL LANDSCAPE INFORMATION

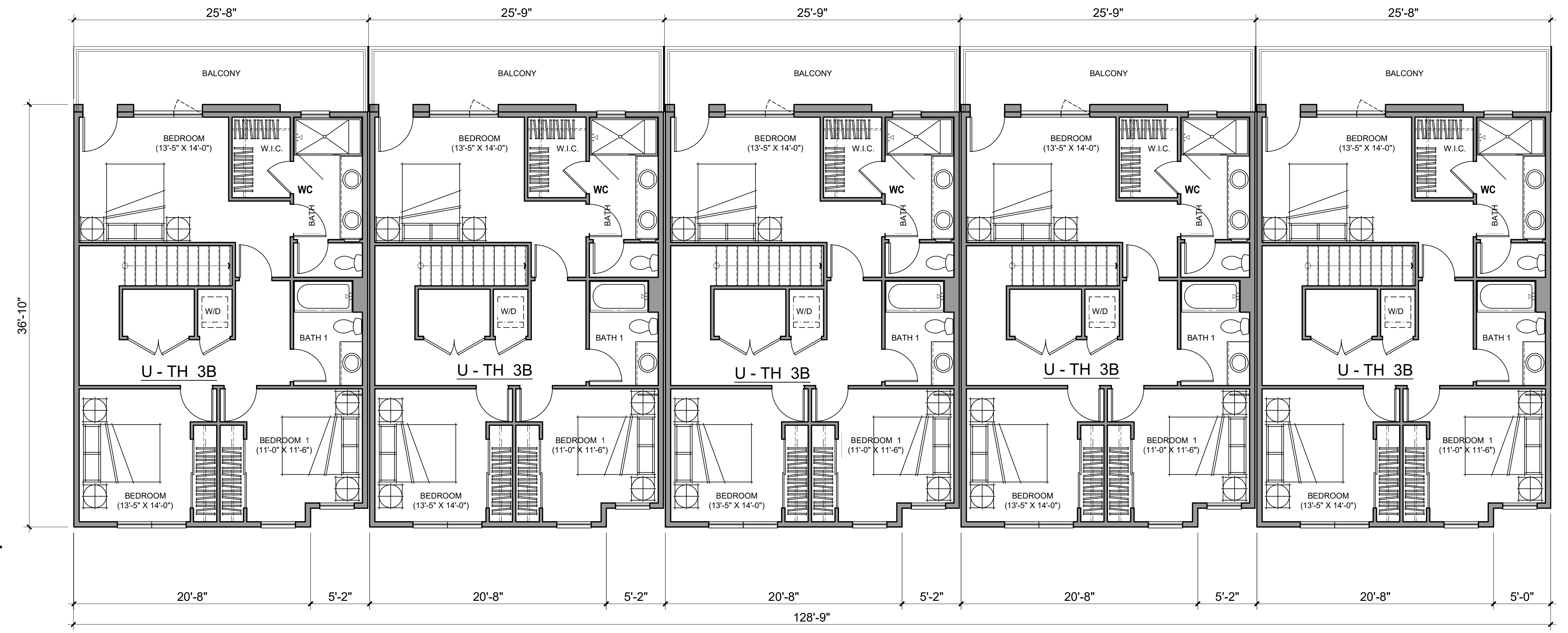
ENLARGED CONCEPTUAL SITE PLAN WEST

SCALE: 1" = 30' - 0" : SPI.2

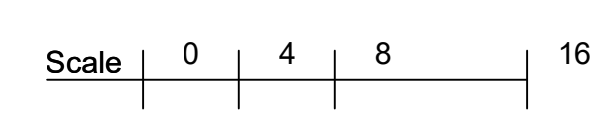
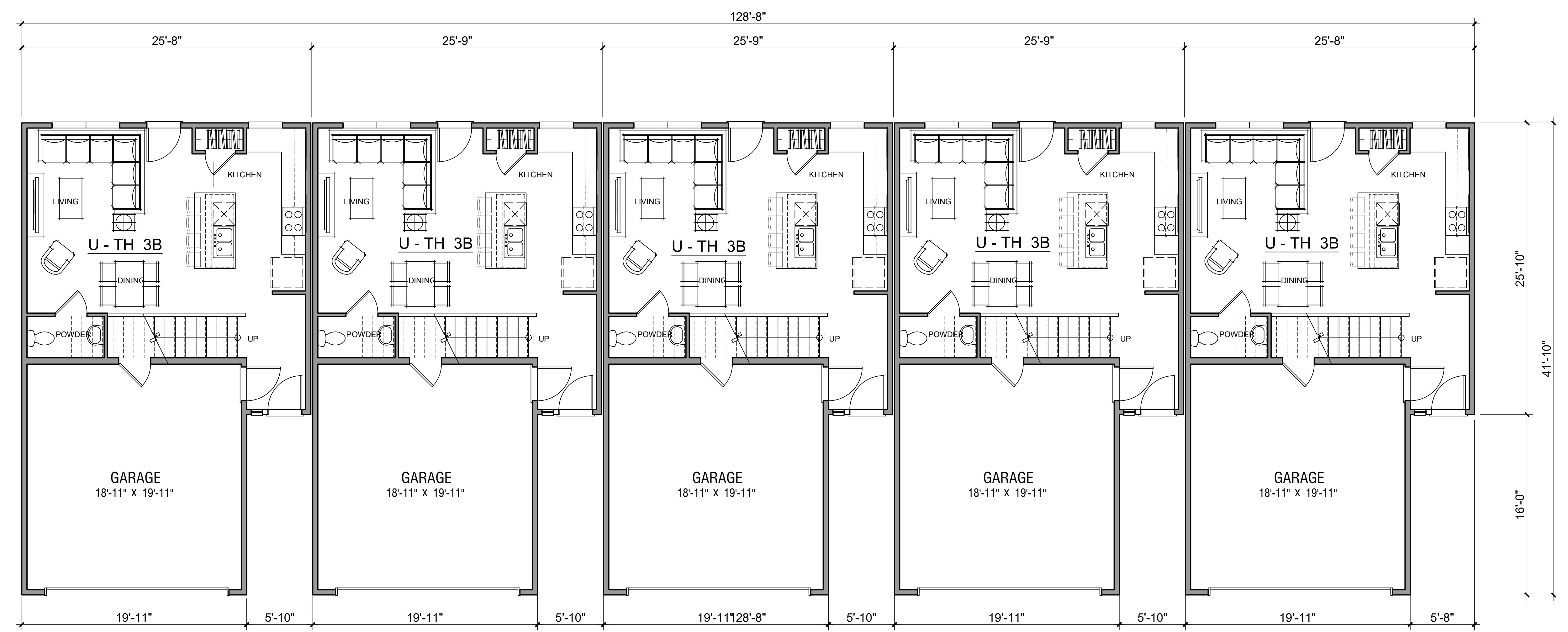


SITE PLAN KEY

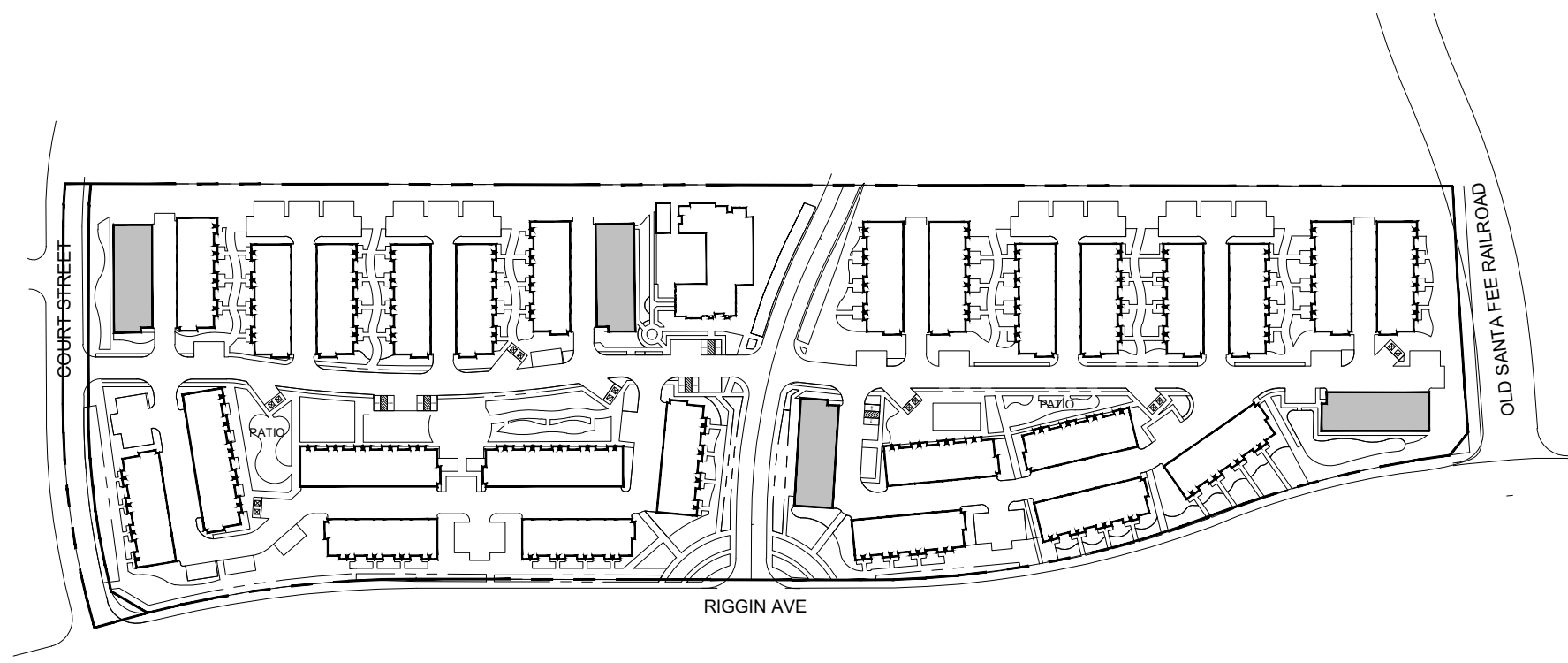
TOWNHOUSE 5 PLEX- 2ND FLOOR
TOWNHOUSE - SECOND LEVEL GROSS 4673 SQ. FT.



TOWNHOUSE 8 PLEX - GROUND FLOOR
TOWNHOUSE - 1ST LEVEL GROSS 2821 SQ. FT.
TOWNHOUSE GARAGE - GROSS #####

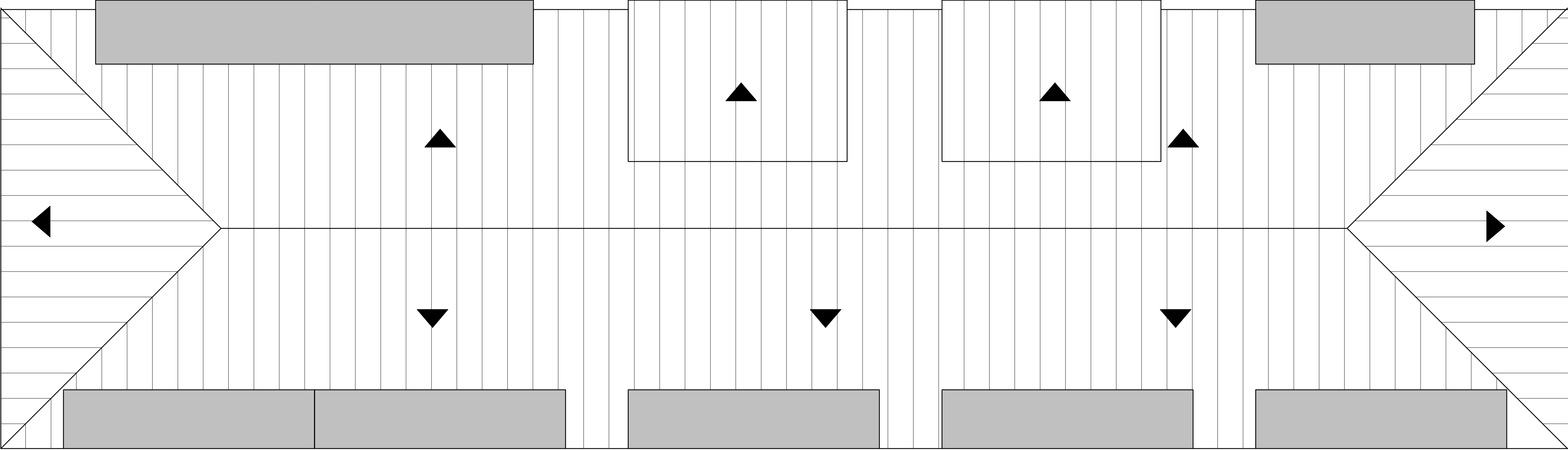


CONCEPTUAL TOWNHOUSE 5 PLEX PLANS : A5.0



SITE PLAN KEY

TOWNHOUSE 8 PLEX - ROOF PLAN



CONCEPTUAL TOWNHOUSE 5 PLEX PLANS

: A5.1

ORCHARD WALK RESIDENTIAL DEVELOPMENT
VISALIA, CALIFORNIA



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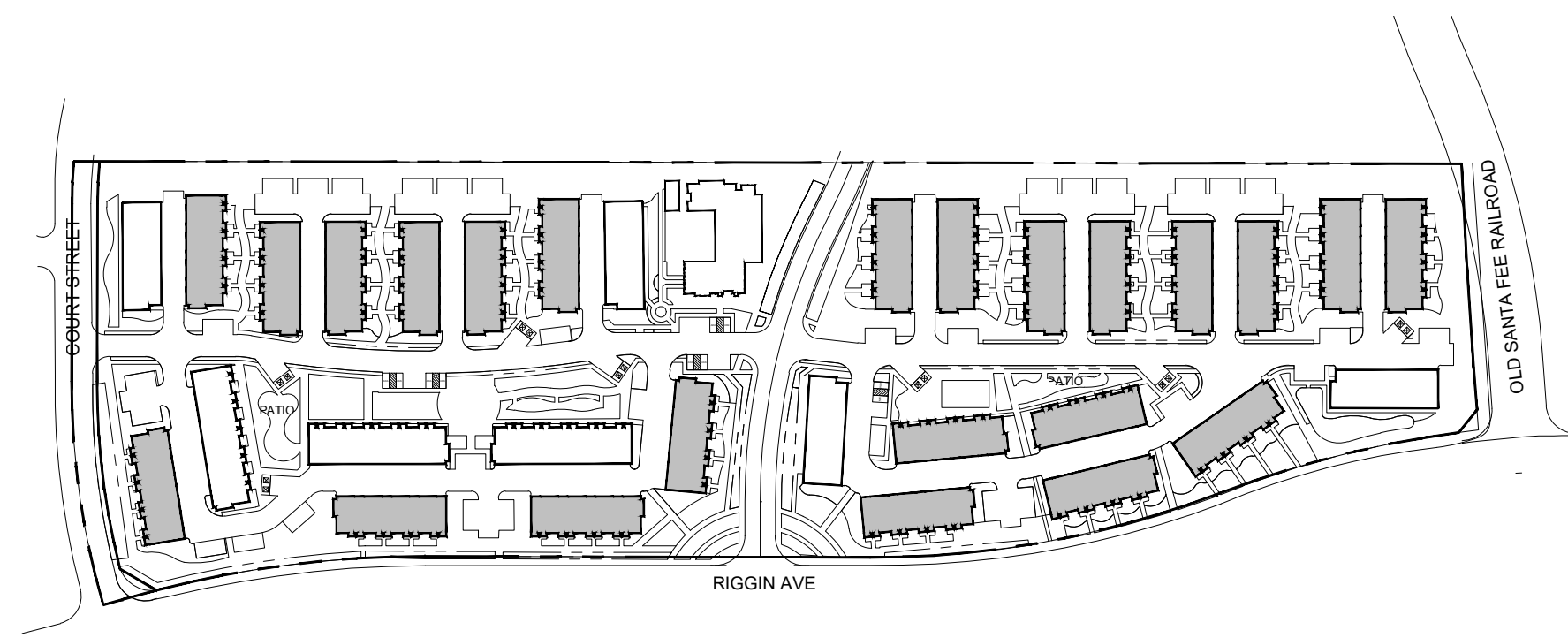
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AUGUST 27,2021

75-21705-00

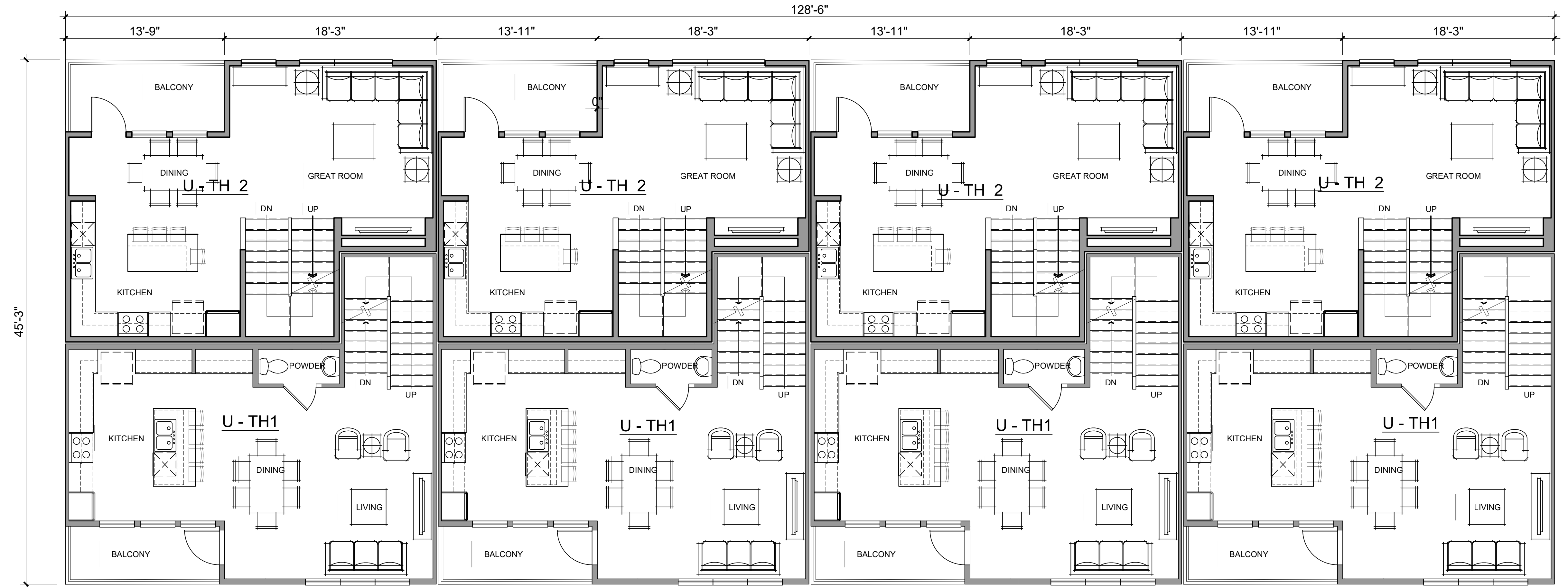
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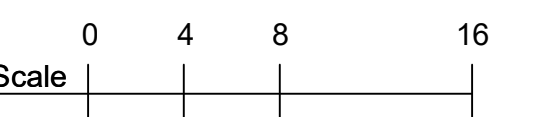
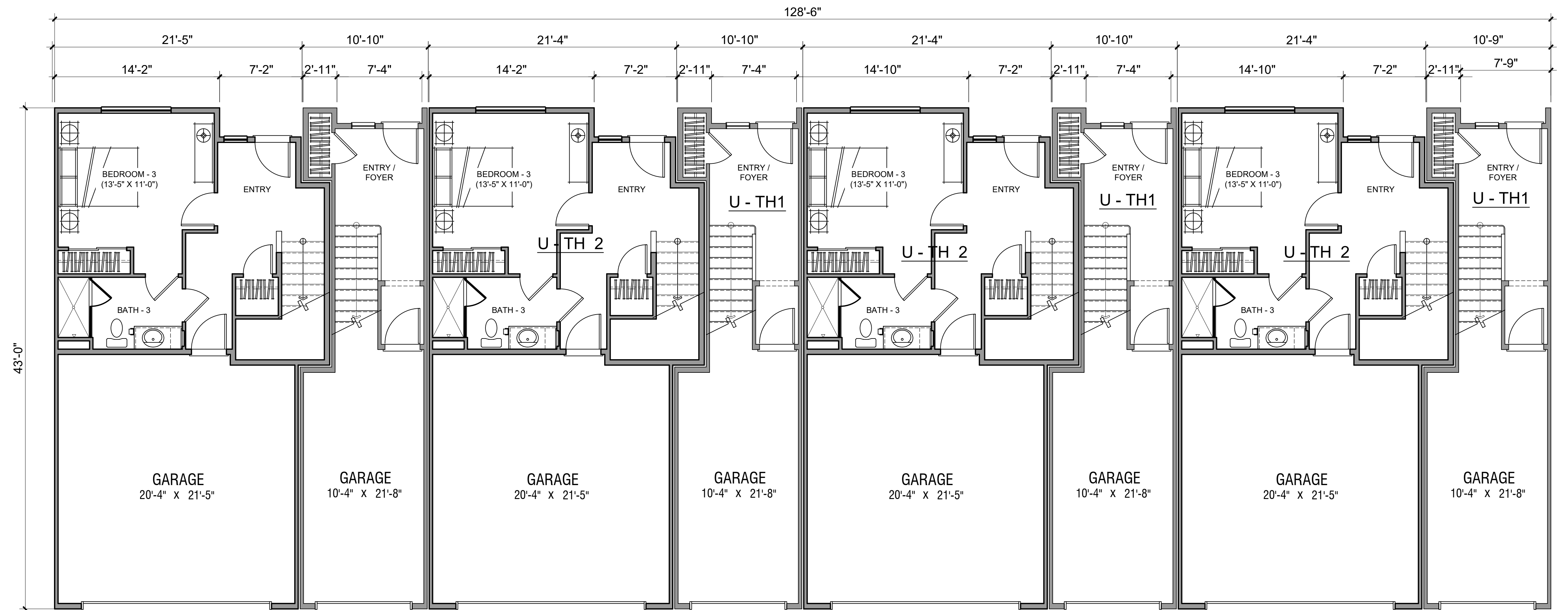


SITE PLAN KEY

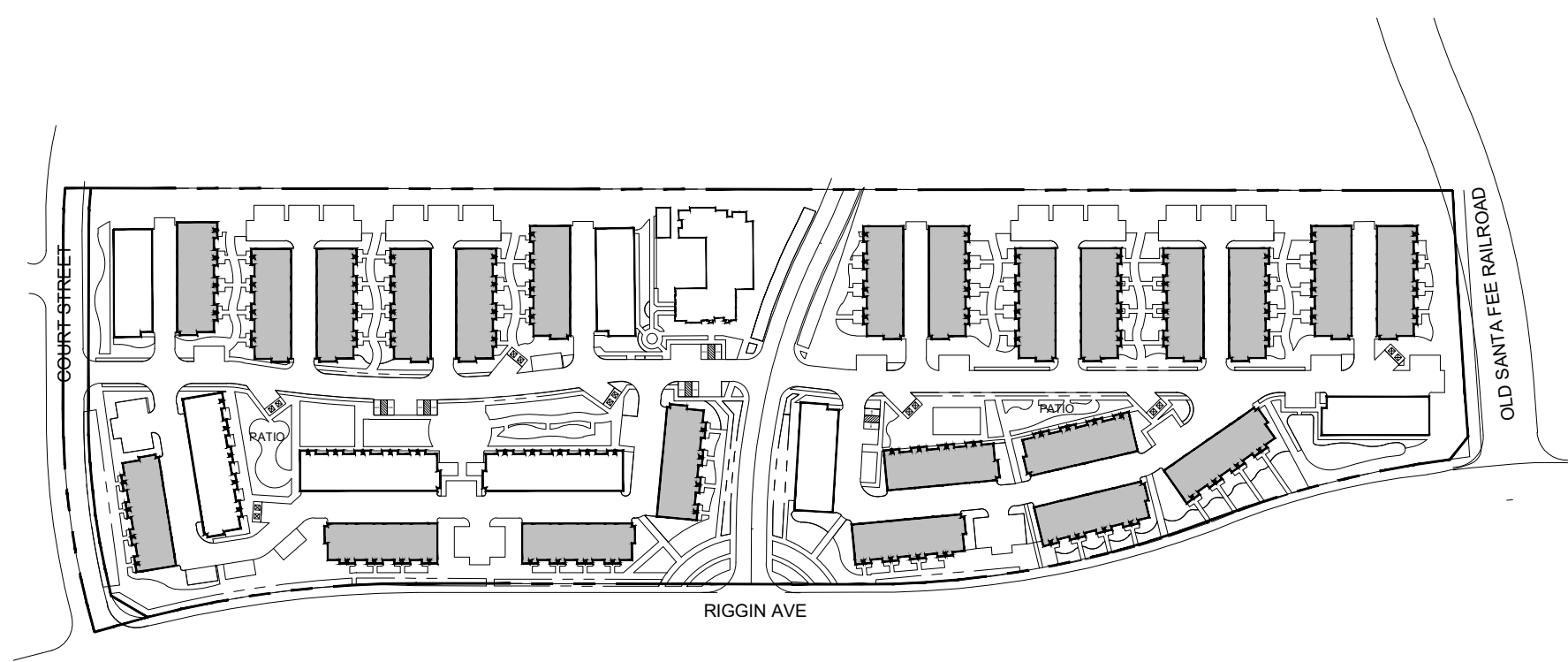
TOWNHOUSE 8 PLEX- 2ND FLOOR
TOWNHOUSE - 2ND LEVEL GROSS 5471 SQ. FT.



TOWNHOUSE 8 PLEX - GROUND FLOOR
TOWNHOUSE - 1ST LEVEL GROSS 1978 SQ. FT.
TOWNHOUSE GARAGE - GROSS 2770 SQ. FT.

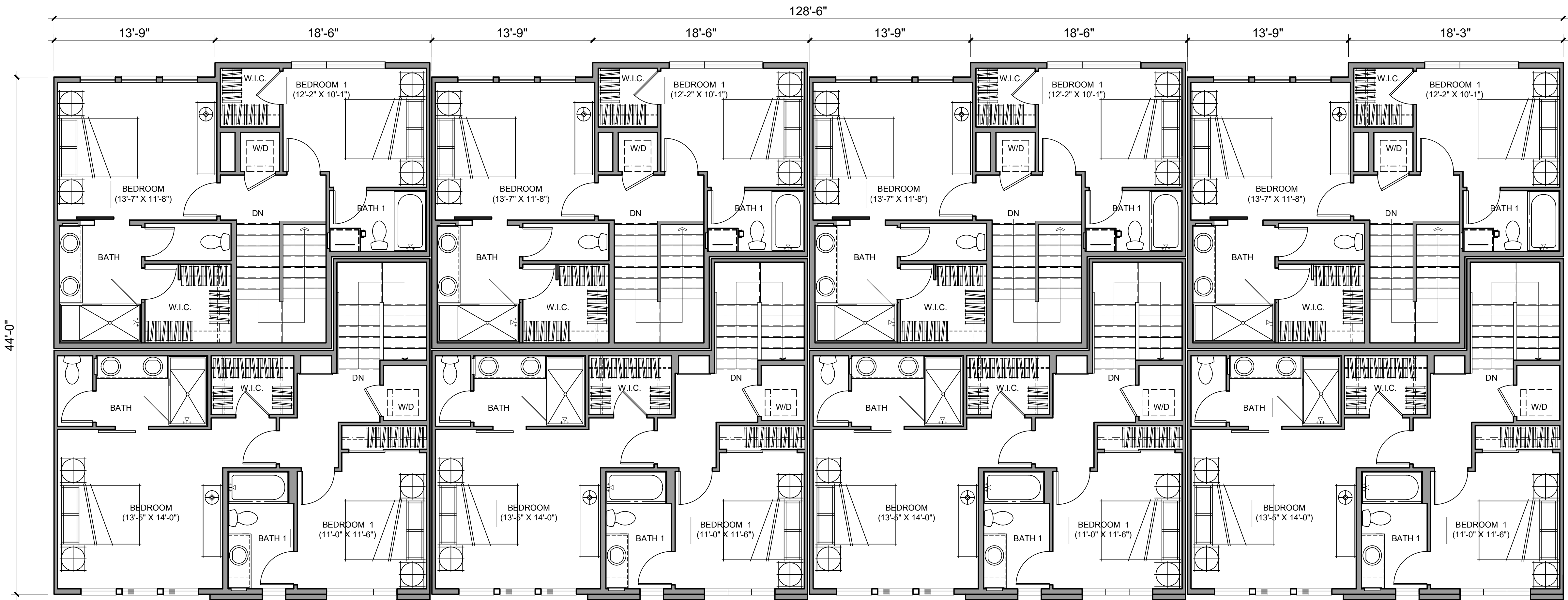
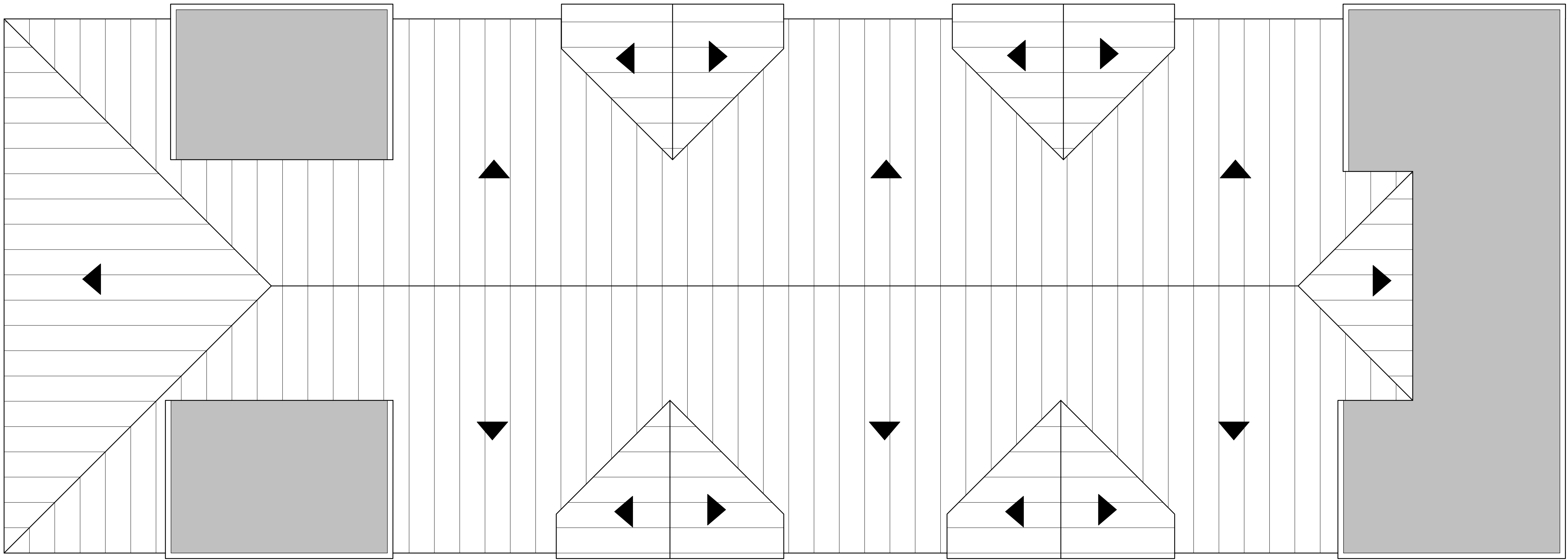


CONCEPTUAL TOWNHOUSE 8 PLEX PLANS : A5.2

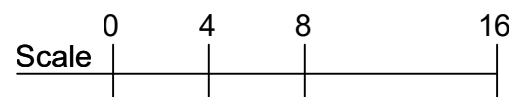


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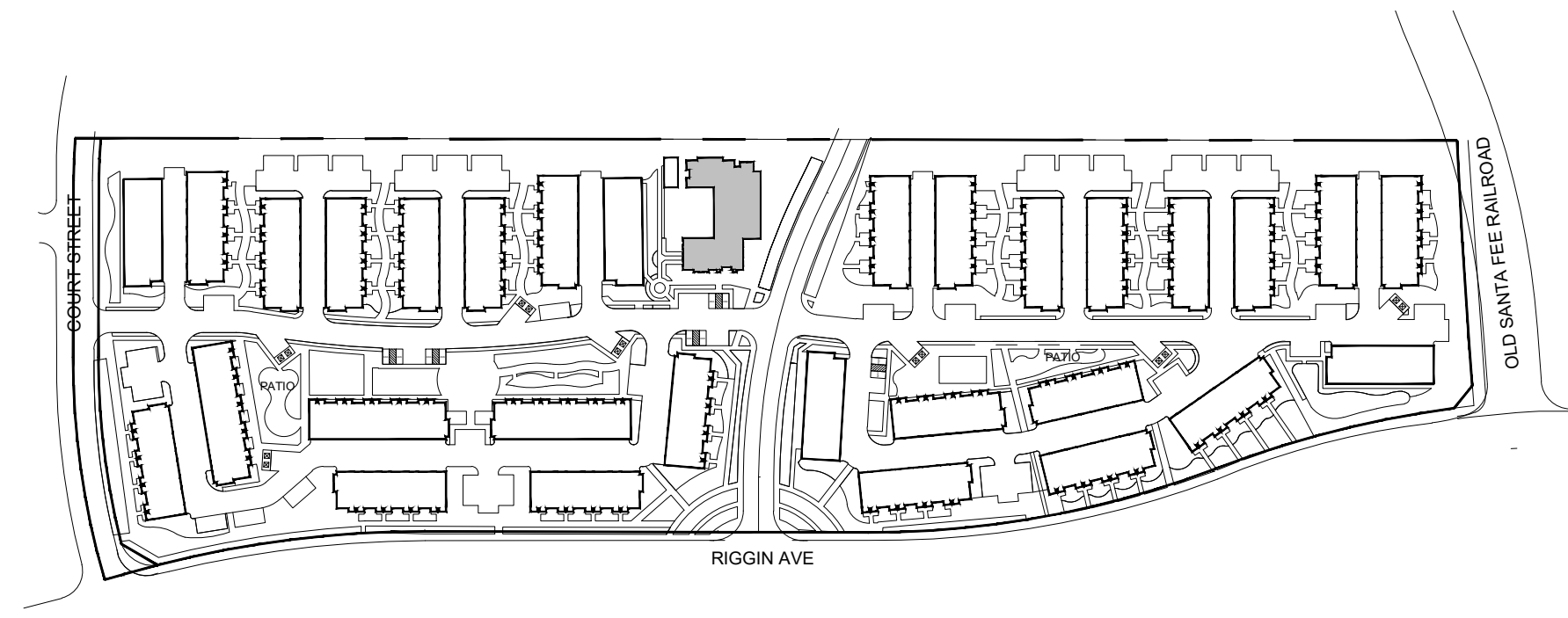
TOWNHOUSE 8 PLEX - ROOF PLAN



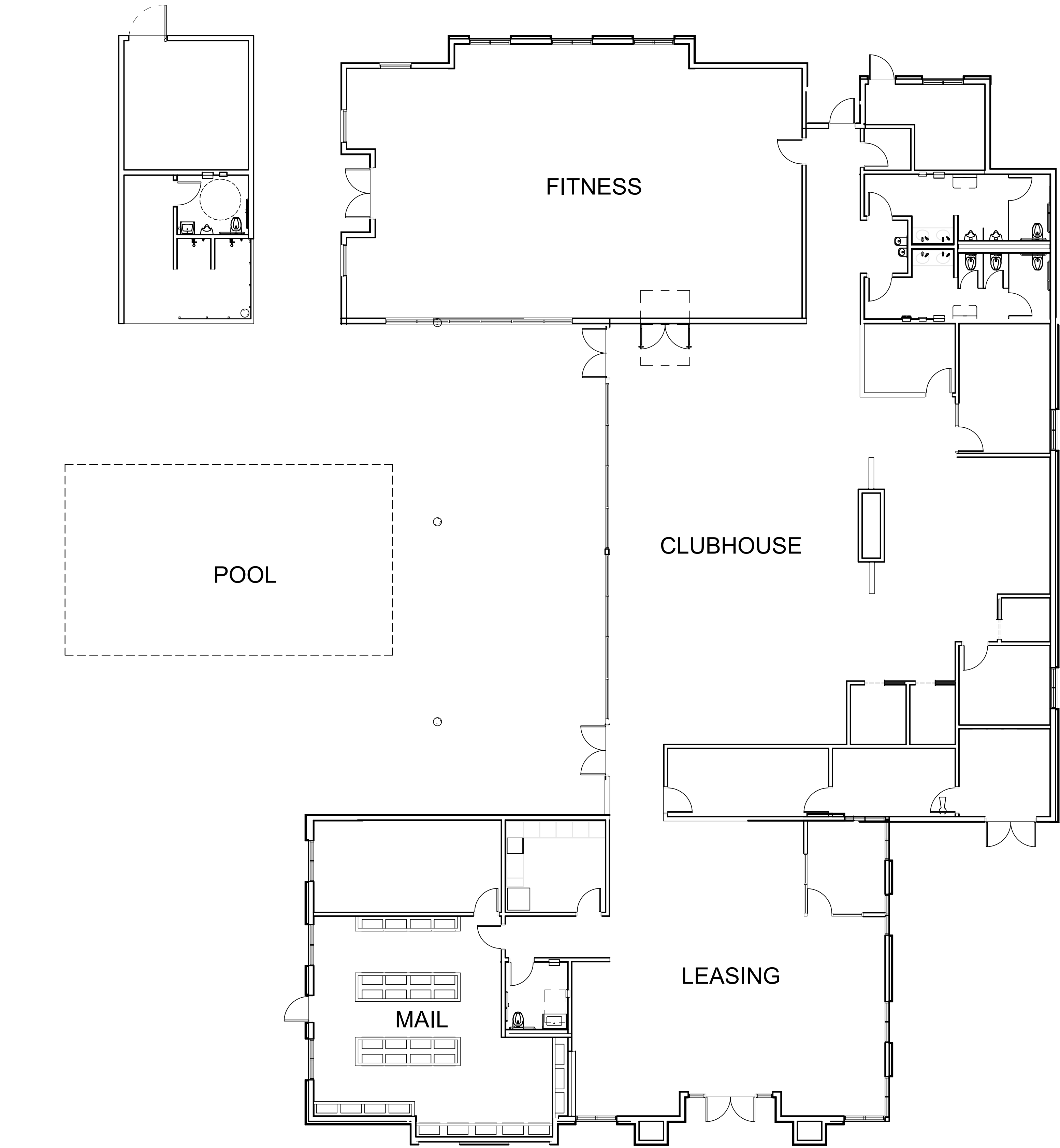
TOWNHOUSE 8 PLEX - THIRD LEVEL FLOOR
TOWNHOUSE - 3RD LEVEL GROSS 5743 SQ. FT.



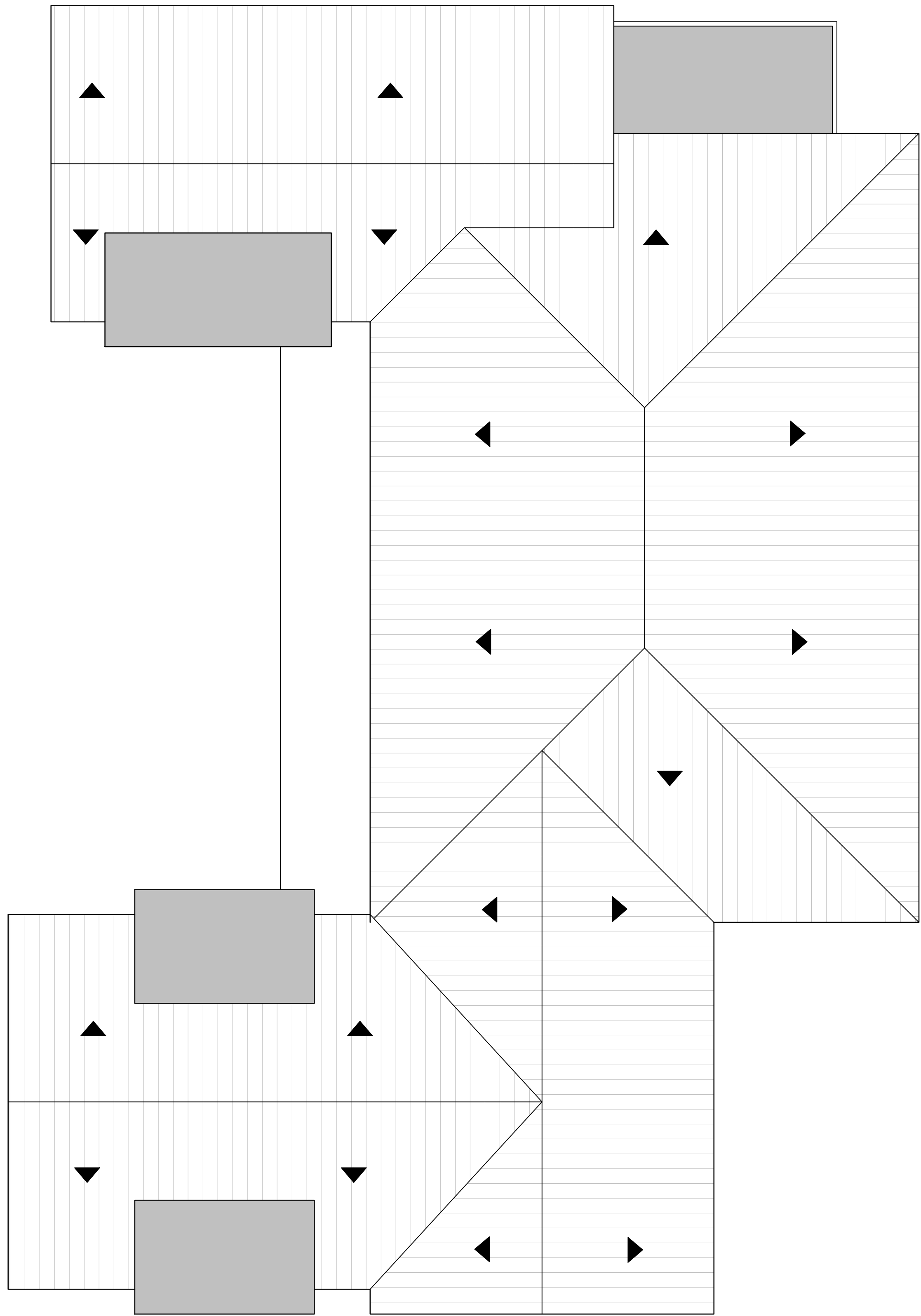
CONCEPTUAL TOWNHOUSE 8 PLEX PLANS : A5.3



SITE PLAN KEY



CLUBHOUSE
CLUBHOUSE - GROSS 8751 SQ. FT.



Scale 0 4 8 16

CONCEPTUAL CLUBHOUSE PLANS

: A5.6

ORCHARD WALK RESIDENTIAL DEVELOPMENT
VISALIA, CALIFORNIA



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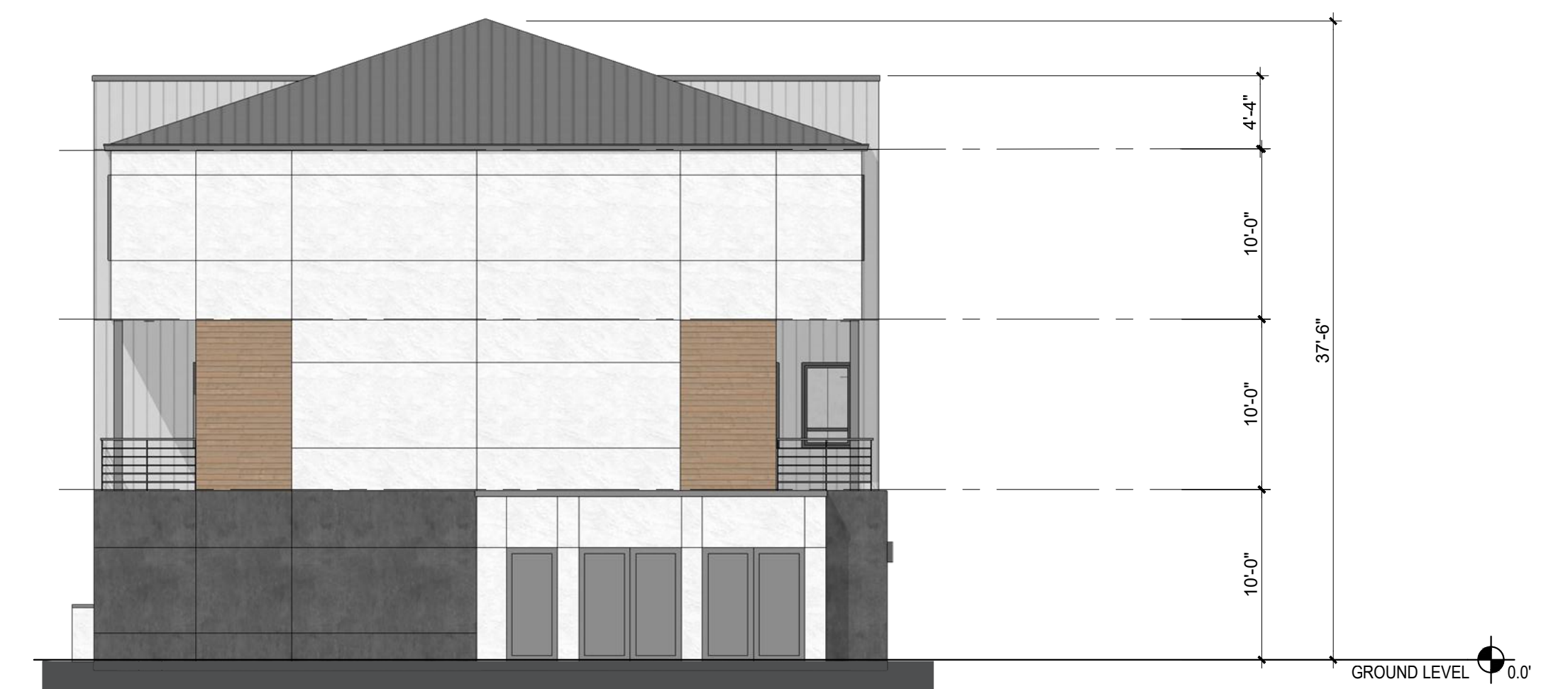
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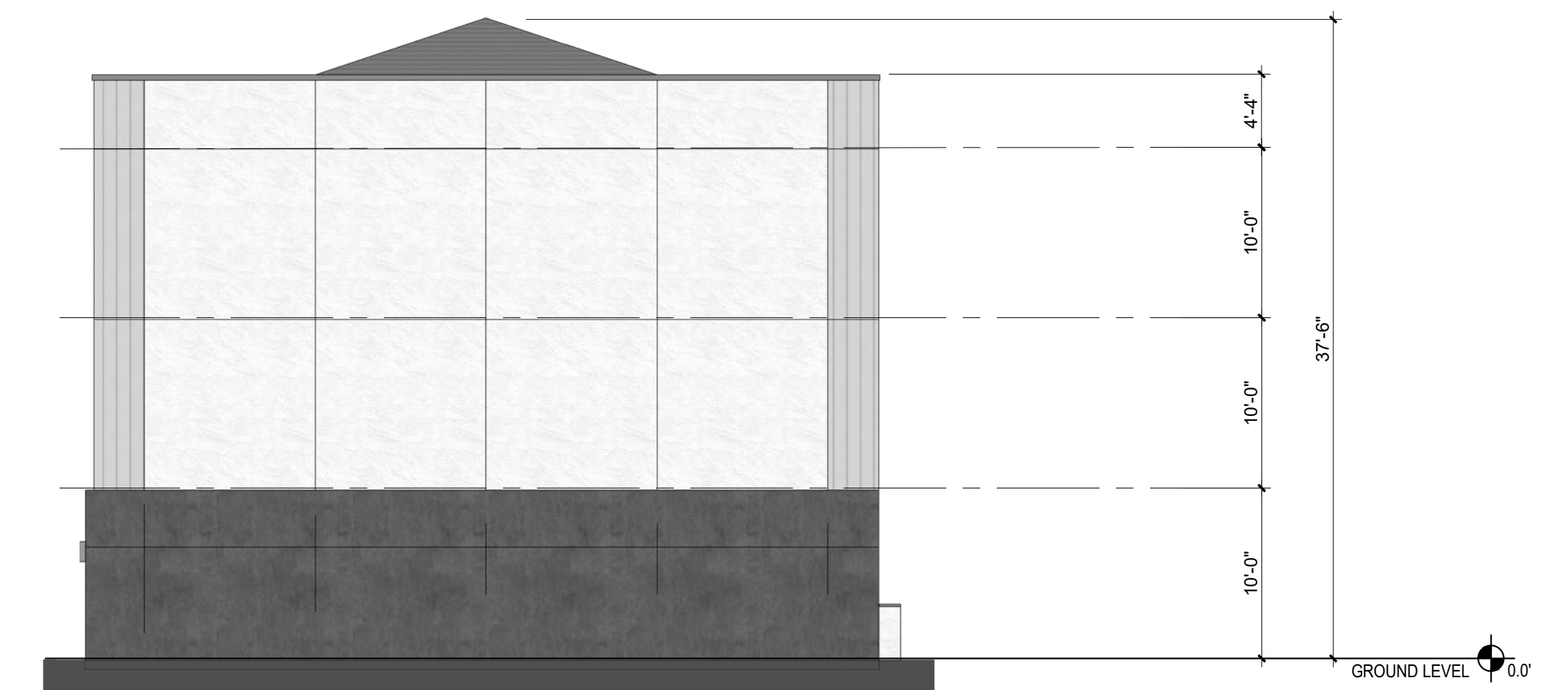
TOWNHOUSE BUILDING TYPE A 8 PLEX - FRONT ELEVATION



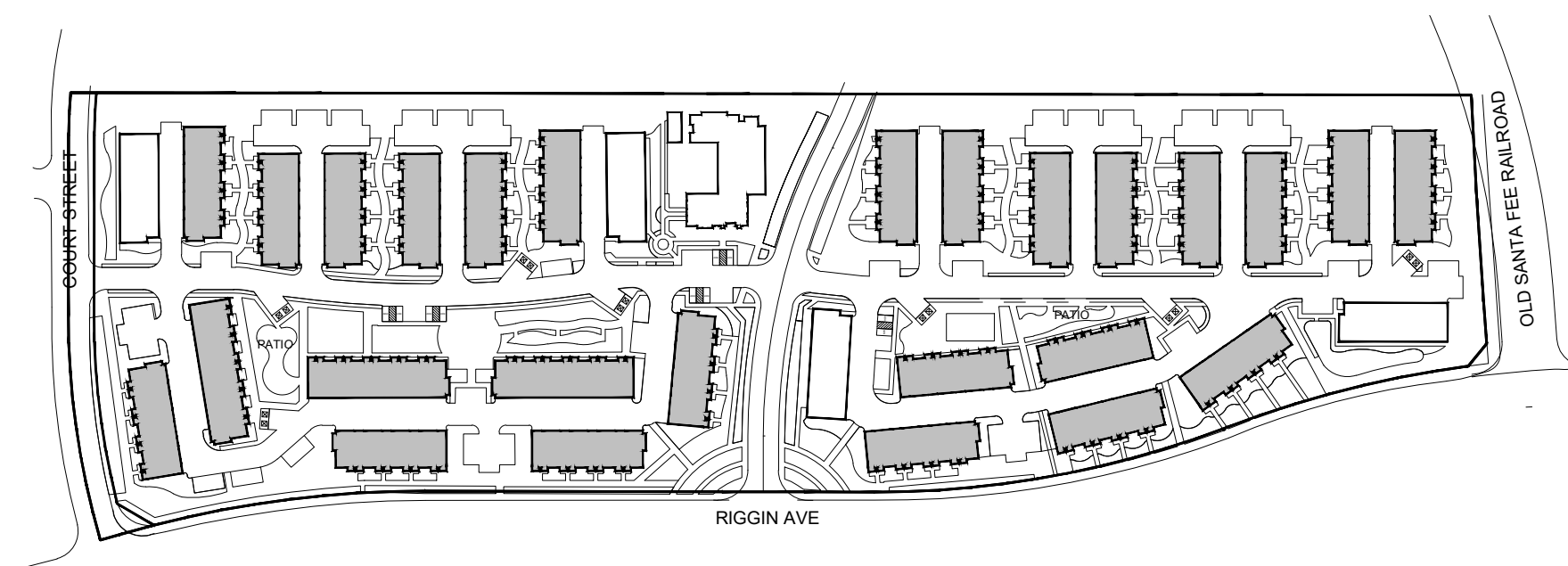
TOWNHOUSE BUILDING TYPE A 8 PLEX - RIGHT ELEVATION



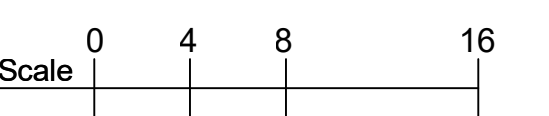
TOWNHOUSE BUILDING TYPE A 8 PLEX - REAR ELEVATION



TOWNHOUSE BUILDING TYPE A 8 PLEX - LEFT ELEVATION



SITE PLAN KEY



ORCHARD WALK RESIDENTIAL DEVELOPMENT

VISALIA, CALIFORNIA

BUILDING TYPE A COLOR ELEVATIONS : **A6.4**



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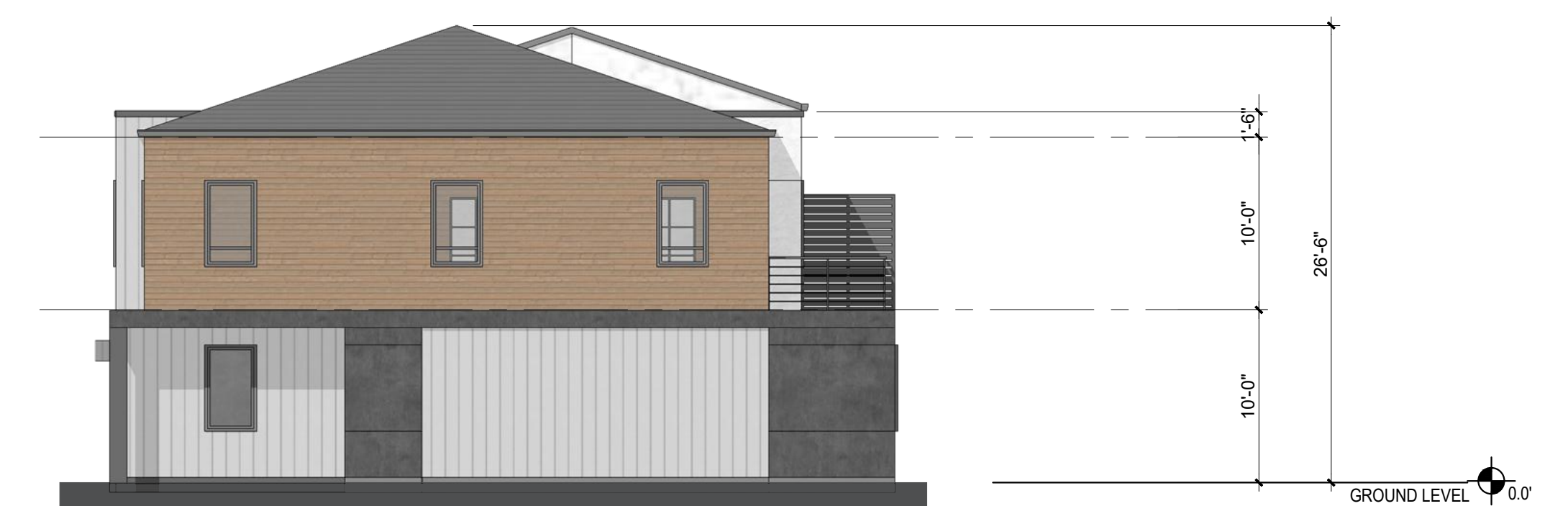
TOWNHOUSE BUILDING TYPE B -FRONT ELEVATION



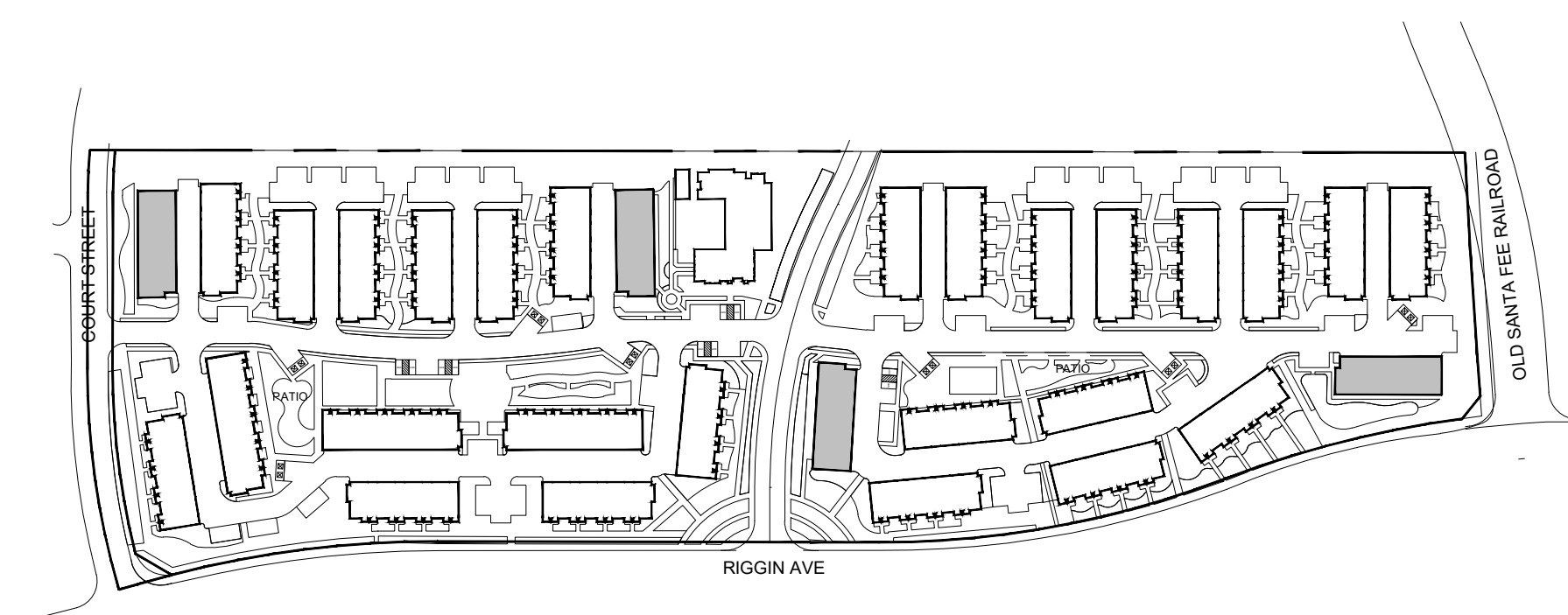
TOWNHOUSE BUILDING TYPE B -RIGHT ELEVATION



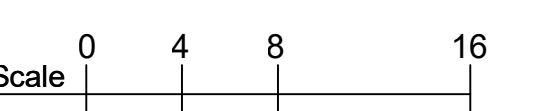
TOWNHOUSE BUILDING TYPE B -REAR ELEVATION



TOWNHOUSE BUILDING TYPE B -LEFT ELEVATION



SITE PLAN KEY



TOWNHOUSE BUILDING TYPE B ELEVATIONS

: A6.5

ORCHARD WALK RESIDENTIAL DEVELOPMENT

VISALIA, CALIFORNIA



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CLUBHOUSE -REAR ELEVATION



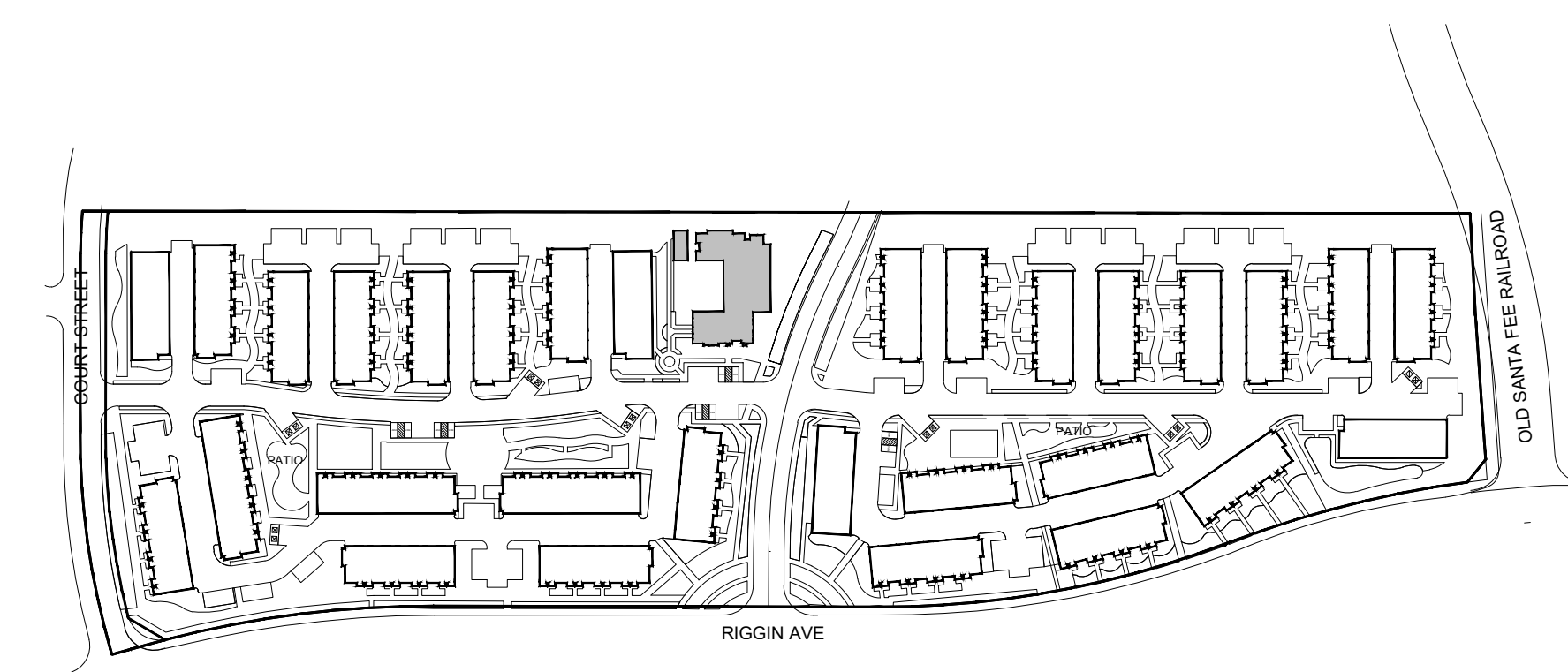
CLUBHOUSE -LEFT ELEVATION



CLUBHOUSE -FRONT ELEVATION



CLUBHOUSE -RIGHT ELEVATION



SITE PLAN KEY

Scale 0 4 8 16

ORCHARD WALK RESIDENTIAL DEVELOPMENT

VISALIA, CALIFORNIA

CLUBHOUSE COLOR ELEVATIONS : **A6.6**



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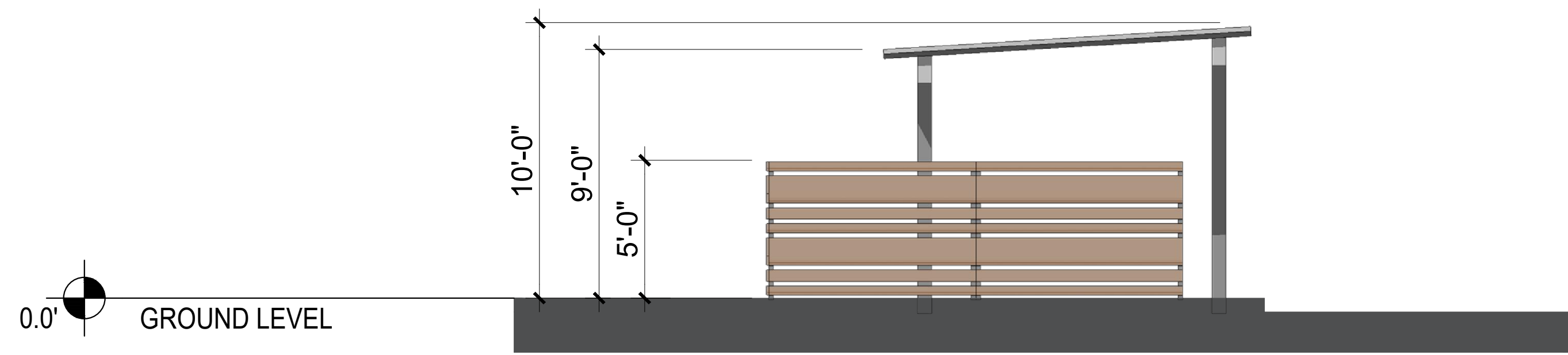
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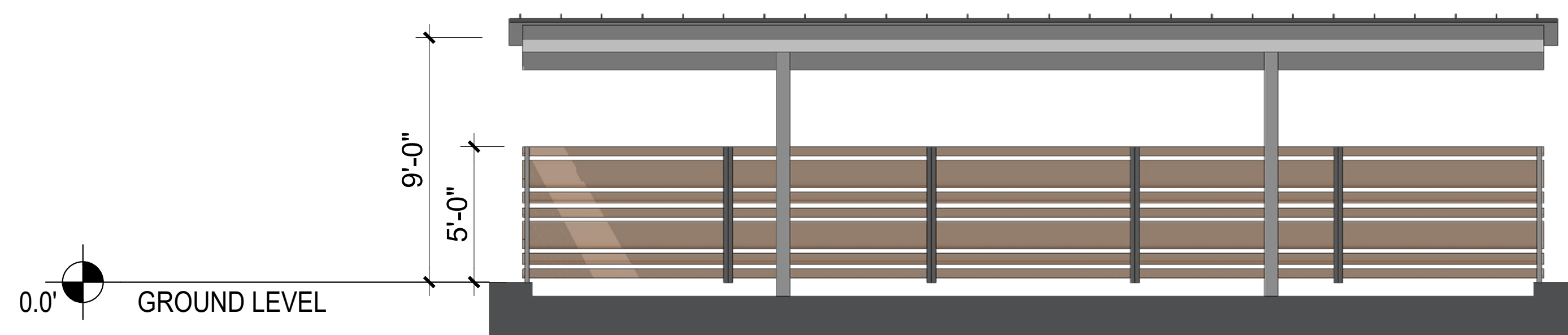
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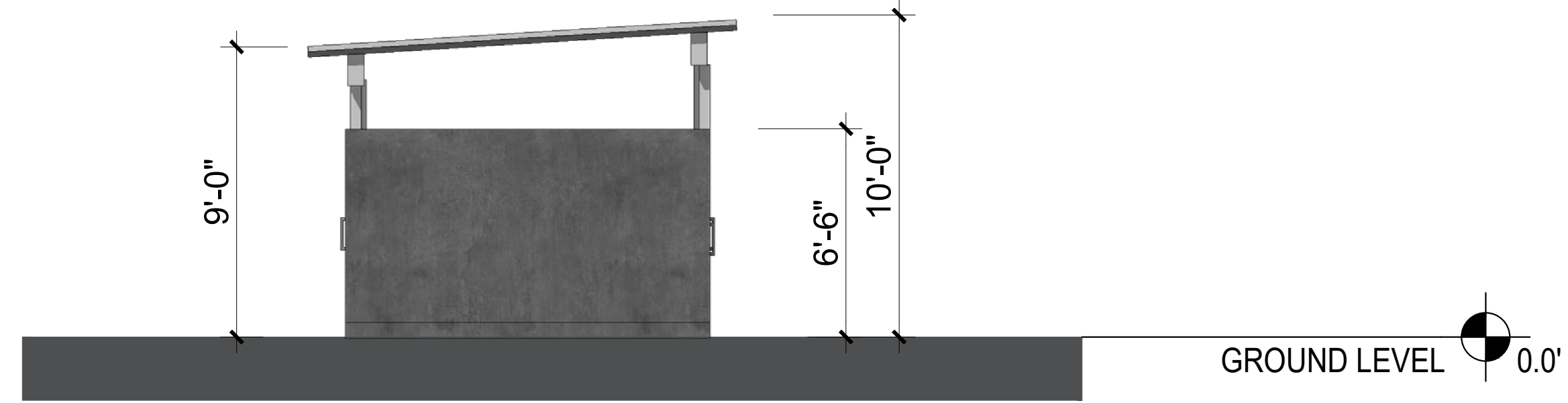
CARPORT -SIDE ELEVATION



CARPORT -FRONT ELEVATION



CARPORT -PERSPECTIVE VIEW



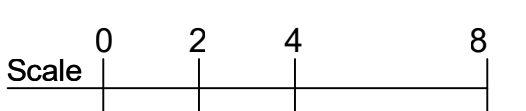
TRASH ENCLOSURE -SIDE ELEVATION



TRASH ENCLOSURE -FRONT ELEVATION



TRASH ENCLOSURE -PERSPECTIVE VIEW



SITE PLAN KEY



ORCHARD WALK RESIDENTIAL DEVELOPMENT

VISALIA, CALIFORNIA

CARPORTS & TRASH ENCLOSURES COLOR ELEVATIONS : **A6.7**

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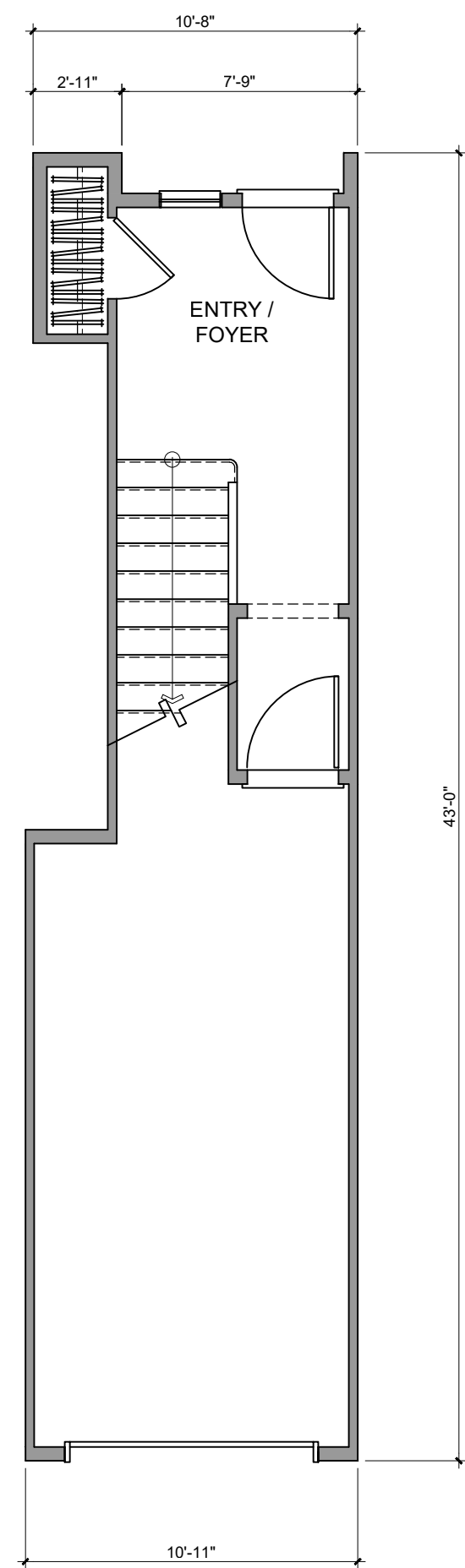
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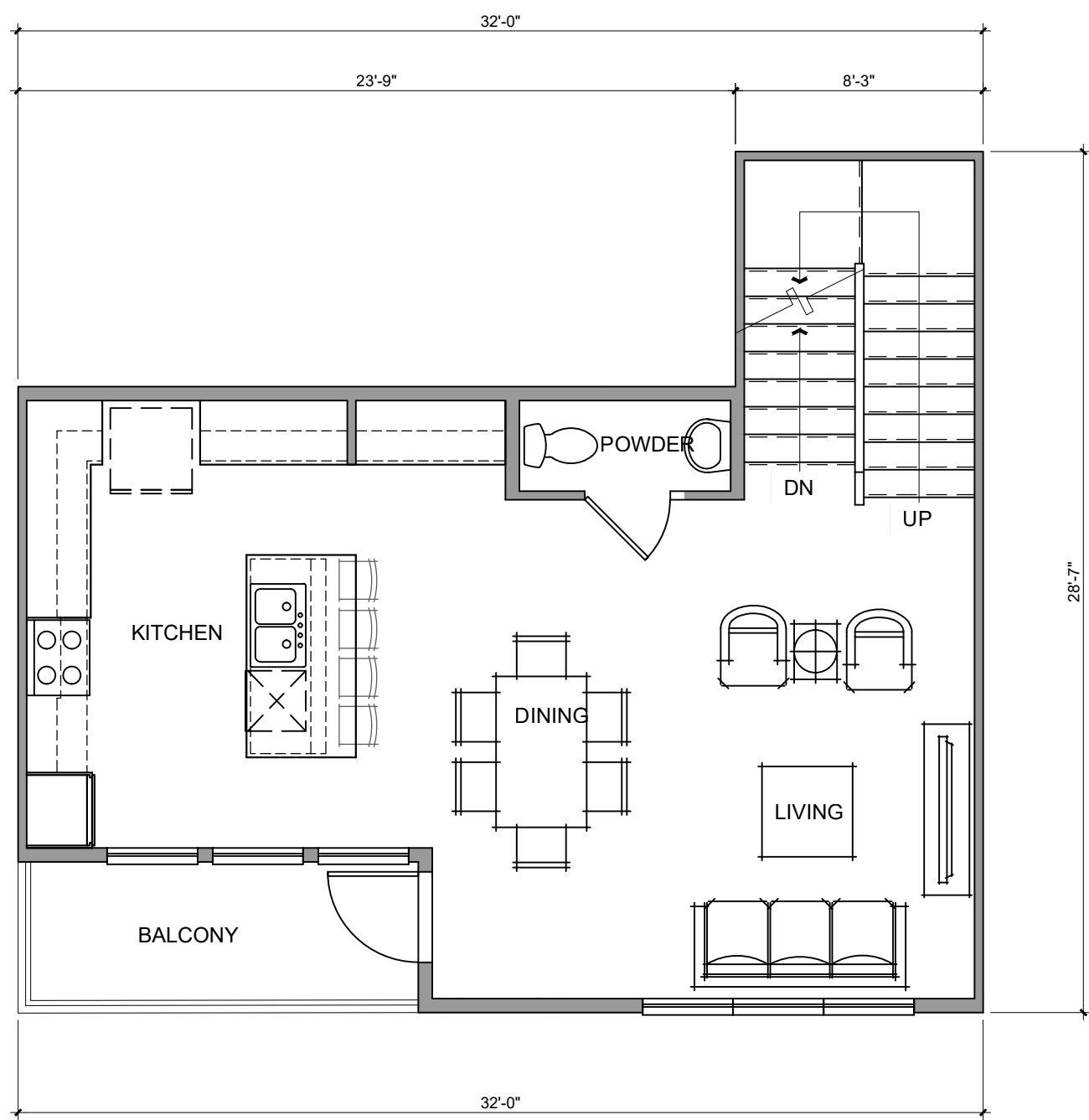
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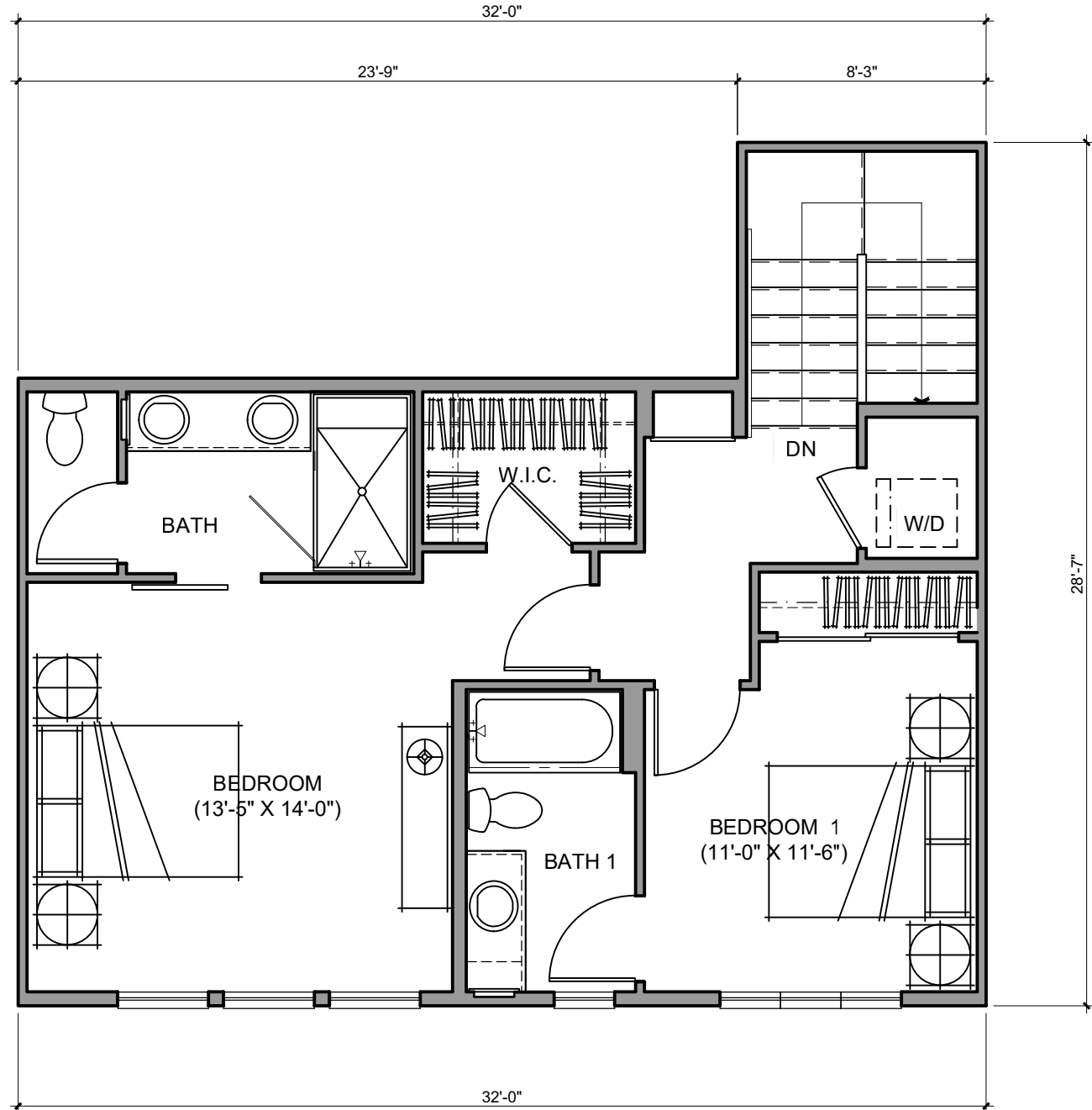




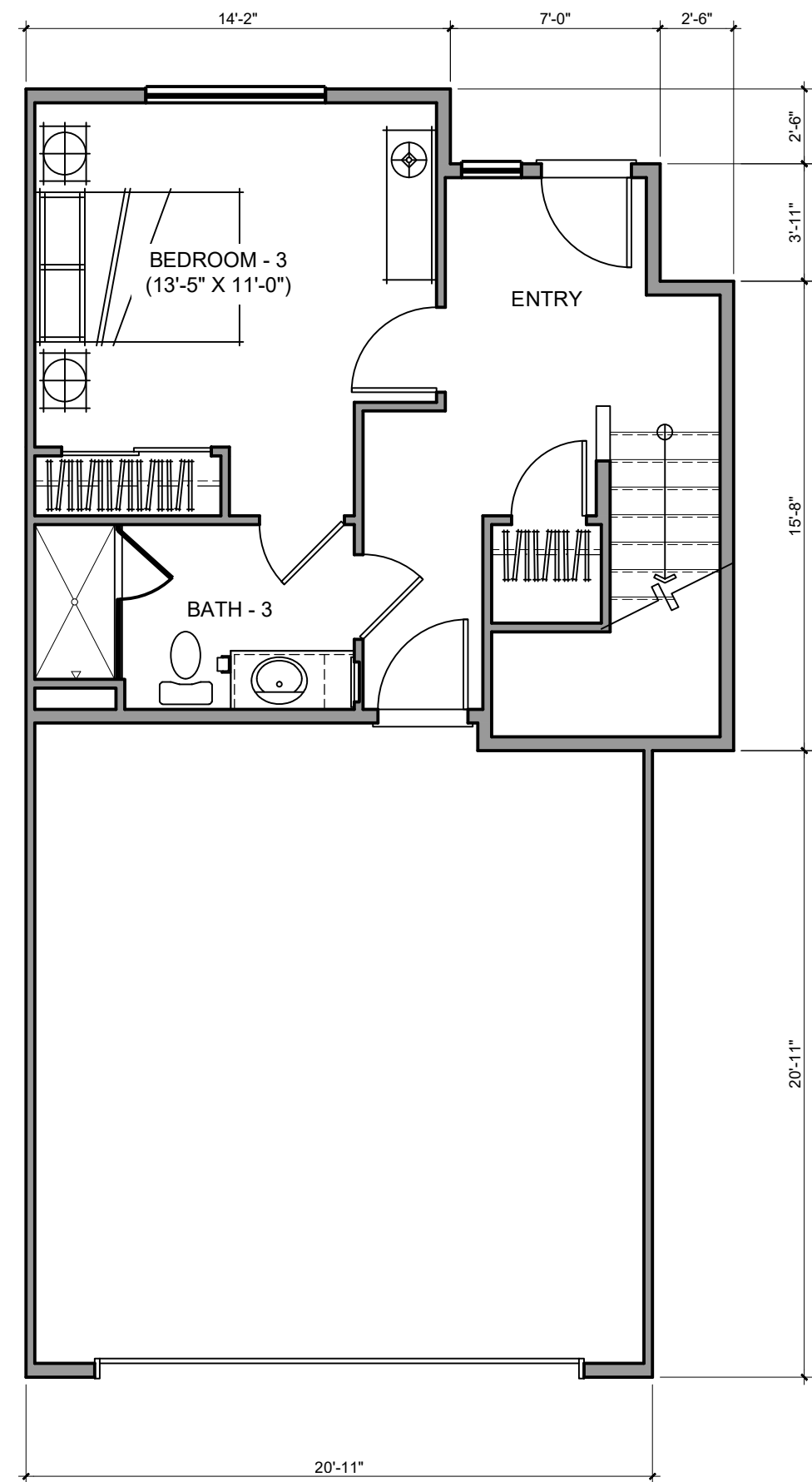
TH- 2A - GARAGE 220 SQ. FT.
TH- 2A - UNIT 1ST FLR NET 154 SQ. FT.



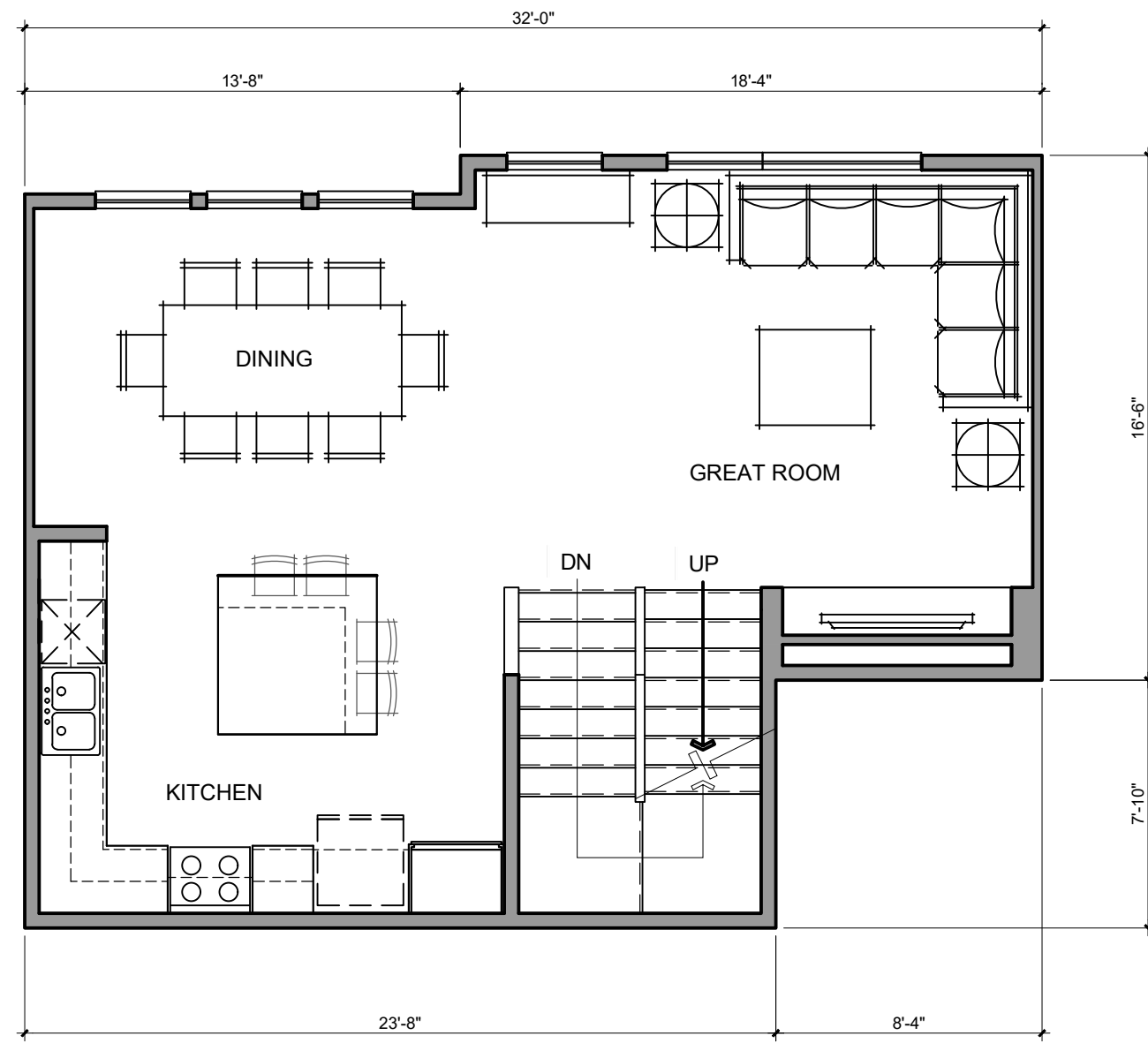
TH-2A -2ND FLR. UNIT NET 532 SQ. FT.



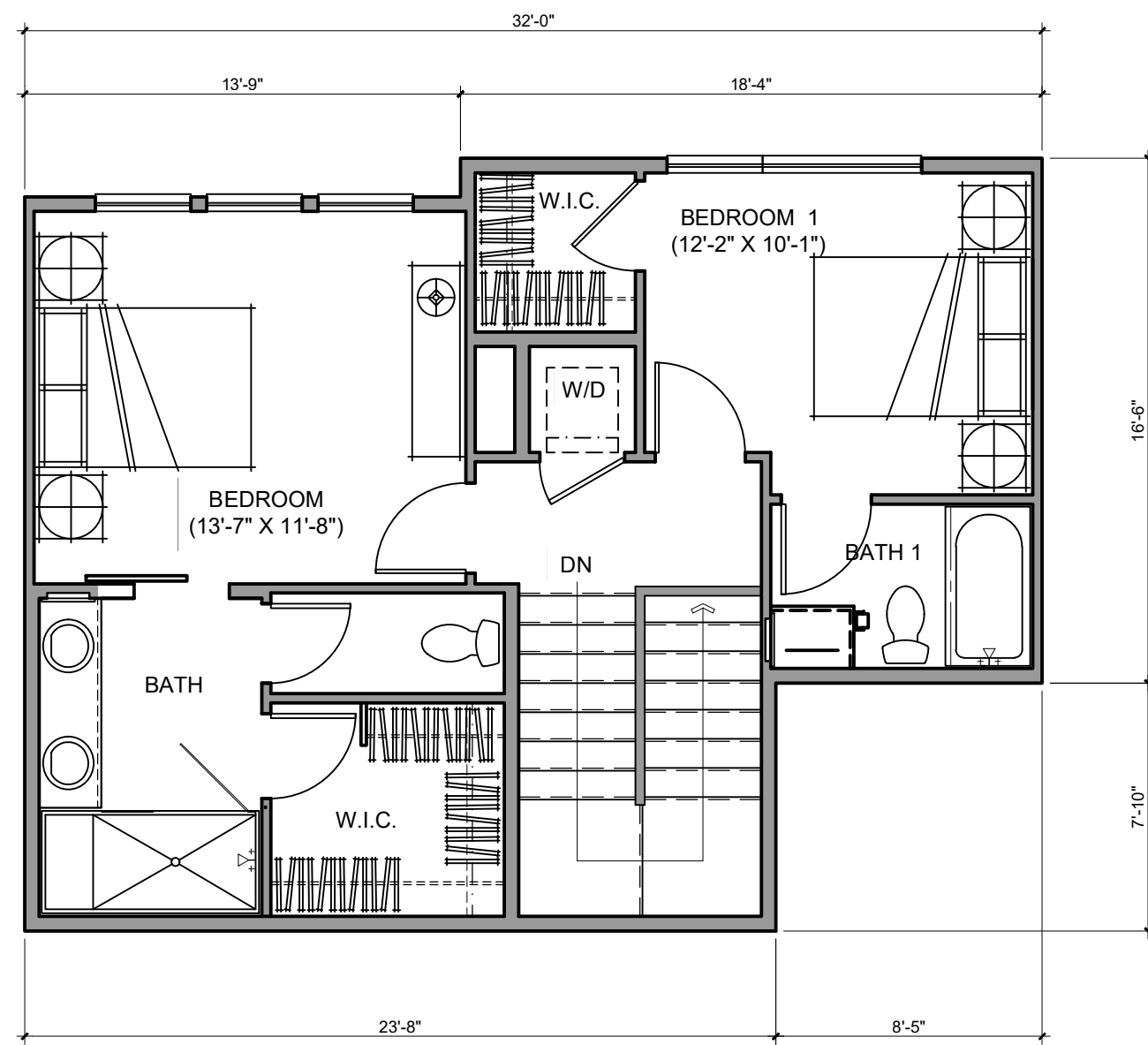
TH-2A - 3RD FLR. UNIT NET 615 SQ. FT.



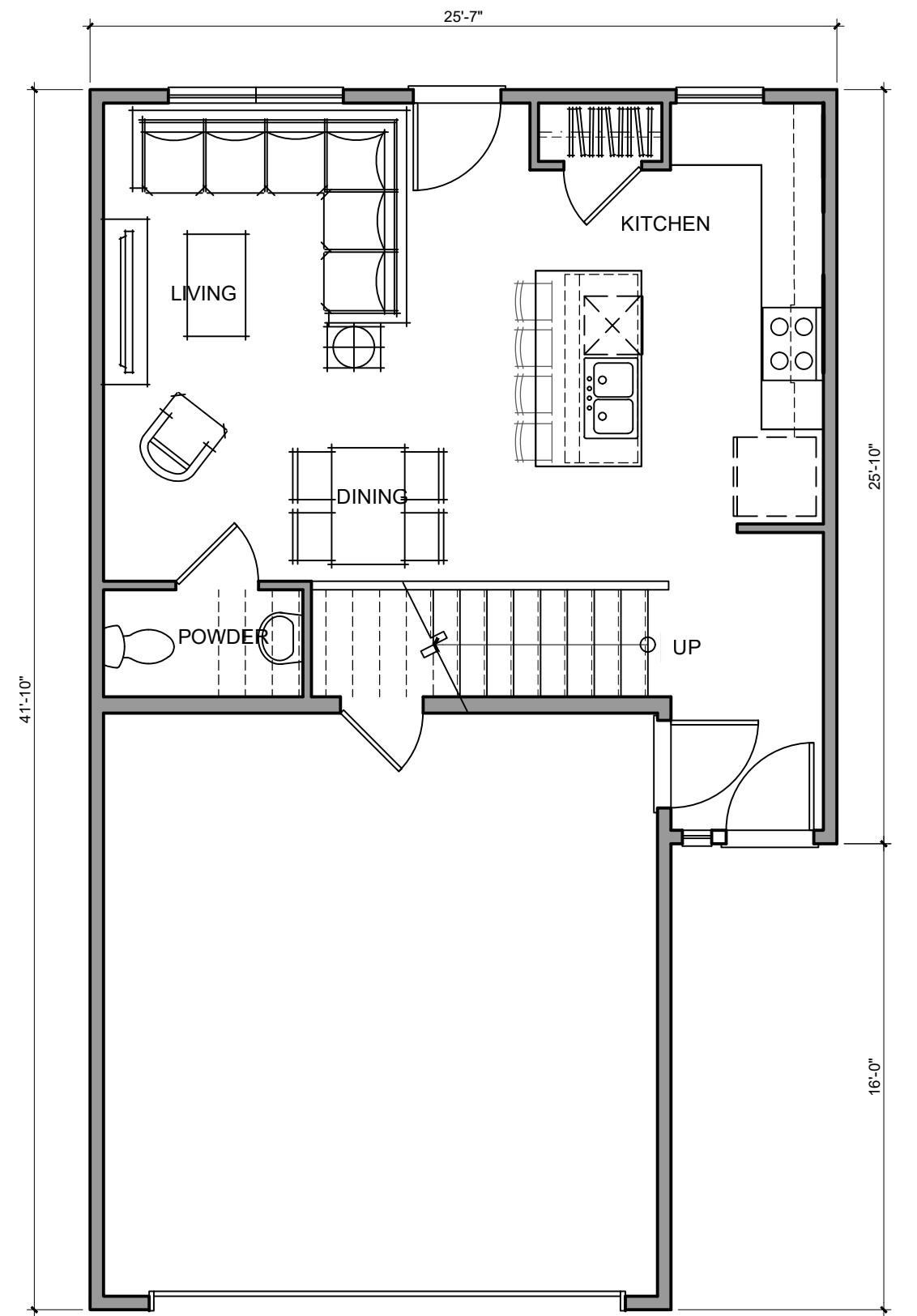
TH- 3A - GARAGE 435 SQ. FT.
TH- 3A - UNIT 1ST FLR NET 437 SQ. FT.



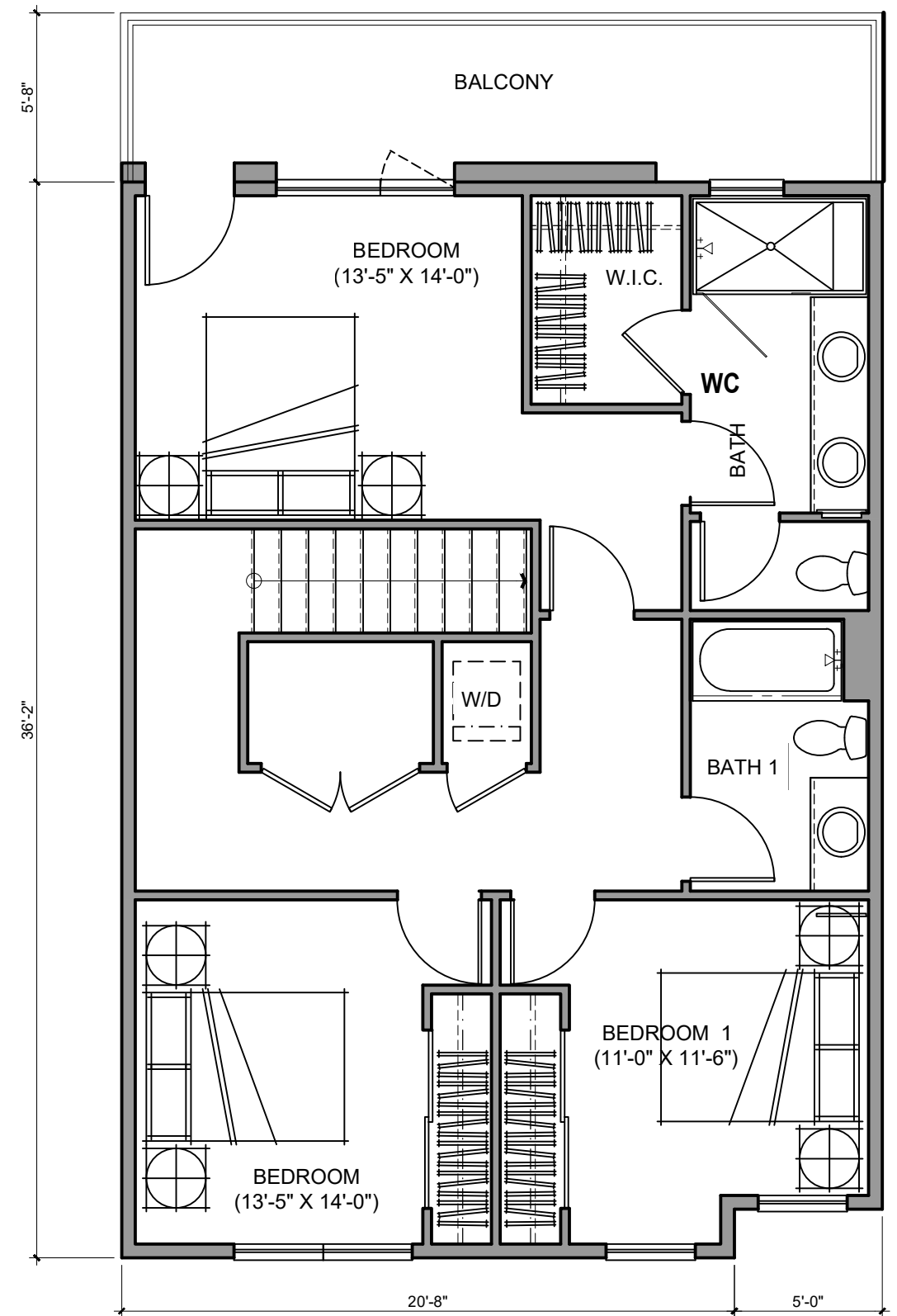
TH-3A -2ND FLR. UNIT NET 566 SQ. FT.



TH-3A -3RD FLR. UNIT NET 565 SQ. FT.



TH- 3B - GARAGE 379 SQ. FT.
TH- 3B - UNIT 1ST FLR NET 527 SQ. FT.

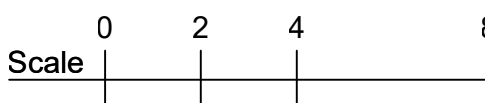


TH-3B -2ND FLR. UNIT NET 809 SQ. FT.

TOWNHOUSE UNIT TH-2A
TOTLA UNIT GARAGE SF. NET: 220 SQ. FT.
TOTAL UNIT NET SF: 1,301 SQ. FT.

TOWNHOUSE UNIT TH-3A
TOTAL UNIT GARAGE SF. NET: 435 SQ.FT.
TOTAL UNIT NET SF.: 1573 SQ.FT.

TOWNHOUSE UNIT TH-3B
TOTAL UNIT GARAGE SF. NET: 379 SQ.FT.
TOTAL UNIT NET SF.: 1336 SQ.FT.



CONCEPTUAL UNIT PLANS - TOWNHOUSES

: A7.0



TOWNHOMES - 8 PLEX REAR VIEW



TOWNHOMES - 5 PLEX REAR VIEW



TOWNHOMES - 8 PLEX FRONT VIEW



TOWNHOMES - 5 PLEX FRONT VIEW

CONCEPTUAL PERSPECTIVES

: A9.0



CLUBHOUSE PERSPECTIVE WEST LOOKING EAST

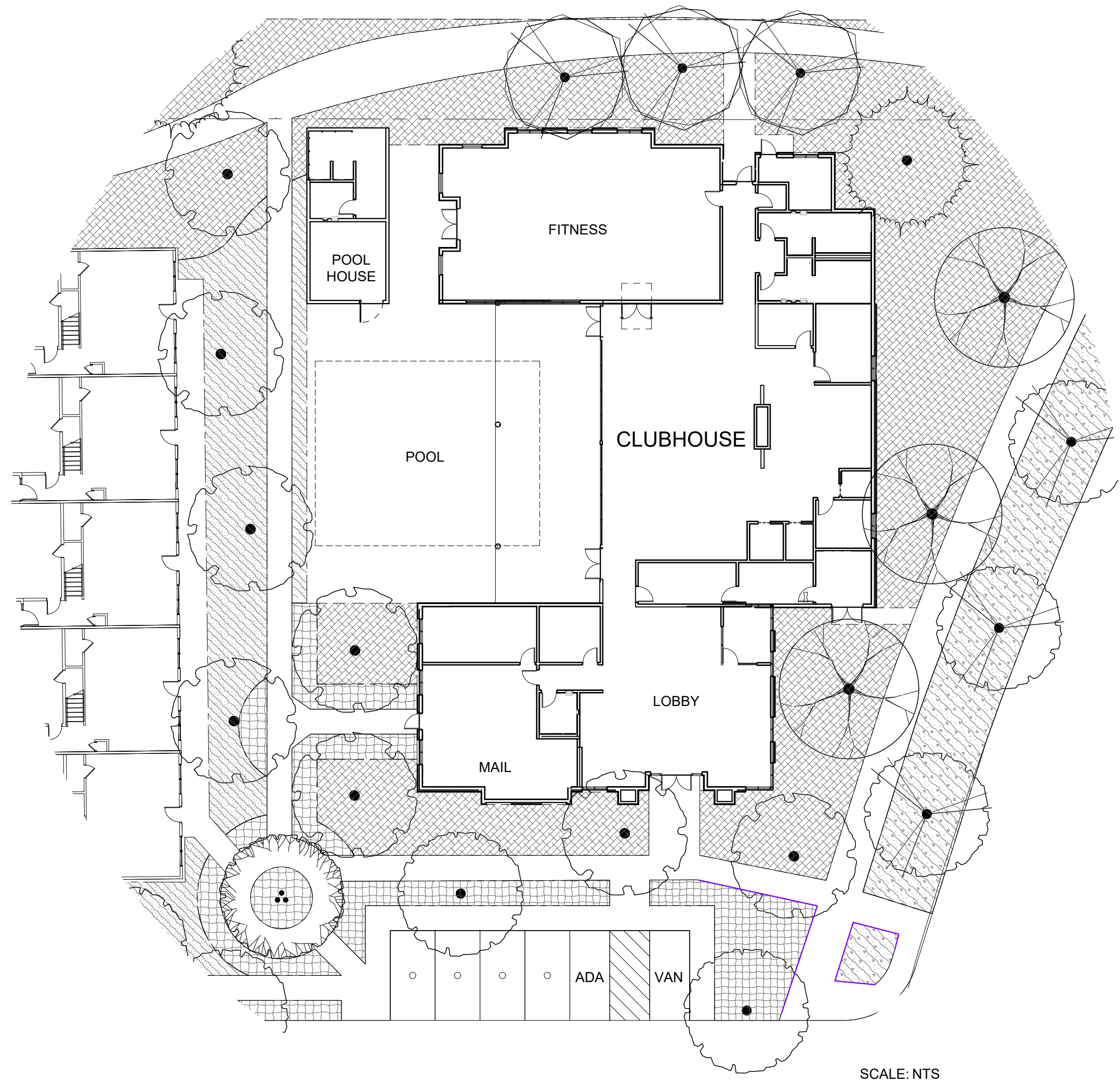
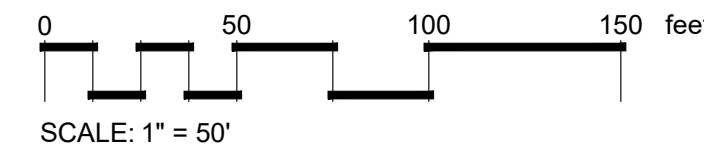
CONCEPTUAL PERSPECTIVES

: A9.1

COURT STREET



RIGGIN AVE



SCALE: NTS

CONCEPT TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Arbutus x 'Marina'	Arbutus Standard
	Pinus eldarica	Afghan Pine
	Pistacia chinensis	Chinese Pistache
	Quercus ilex	Holly Oak
<u>STREET TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
<u>TREES - ACCENT</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
	Olea europaea 'Fruitless'	Fruitless Olive
	Olea europaea 'Fruitless' Field Dug multi trunk specimen	Fruitless Olive
	x Chitalpa tashkentensis	Chitalpa

CONCEPT PLANT SCHEDULE

	BUFFER SHRUBS Leptospermum laevigatum 'Compactum' / Australian Tea Tree Ligustrum japonicum 'Texanum' / Texas Japanese Privet Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary Xylosma congestum / Shiny Xylosma
	PARKWAY SHRUBS Juniperus horizontalis 'Emerald Spreader' / Emerald Spreader Juniper Lantana montevidensis / Purple Trailing Lantana Muhlenbergia rigens / Deer Grass Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
	RECREATIONAL AREAS Cynodon x Tifton 328 / Tifgreen Bermudagrass
	THEME PLANTINGS Aptenia cordifolia 'Red Apple' / Red Apple Baby Sunrose Baccharis pilularis 'Santa Ana' / Santa Ana Coyote Brush Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Ceanothus griseus 'Santa Ana' / Santa Ana Carmel Ceanothus Coprosma kirkii / Creeping Mirror Plant Diets bicolor / Fortnight Lily Elaeagnus pungens / Thorny Elaeagnus Festuca glauca / Blue Fescue Helictotrichon sempervirens / Blue Oat Grass Lantana montevidensis / Purple Trailing Lantana Lavandula dentata 'Goodwin Creek Grey' / Goodwin Creek Grey Lavender Nandina domestica 'Fire Power' / Firepower Nandina Pyracantha x 'Tiny Tim' / Tiny Tim Firethorn Raphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn Rosa x 'Meidrifora' TM / Coral Drift Groundcover Rose Xylosma congestum 'Compacta' / Compact Xylosma
	ACCENT AREA Anigozanthos bicolor / Two-colored Kangaroo Paw Dianella revoluta 'Proquest D5' TM / Blue Stream Flax Lily Iris douglasiana / Douglas Iris Kniphofia uvaria 'Blaze' / Blaze Red Hot Poker Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush Oenothera speciosa / Mexican Evening Primrose Pelargonium x hortorum 'White Truffle' / White Truffle Geranium

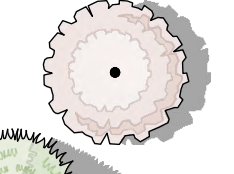
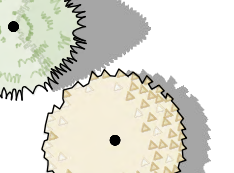


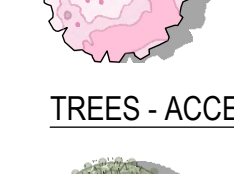
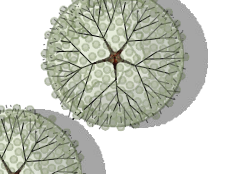
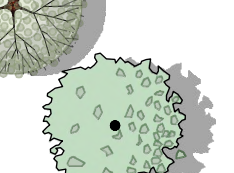
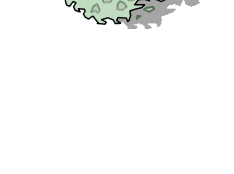

COURT STREET



RIGGIN AVE



CONCEPT TREE SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Arbutus x 'Marina'	Arbutus Standard
	Pinus eldarica	Afghan Pine
	Pistacia chinensis	Chinese Pistache
	Quercus ilex	Holly Oak
STREET TREES	BOTANICAL NAME	COMMON NAME
	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle
TREES - ACCENT	BOTANICAL NAME	COMMON NAME
	Olea europaea 'Fruitless'	Fruitless Olive
	Olea europaea 'Fruitless'	Fruitless Olive
	Field Dug multi trunk specimen	
	x Chitalpa tashkentensis	Chitalpa

CONCEPT PLANT SCHEDULE

BUFFER SHRUBS
Leptospermum laevigatum 'Compactum' / Australian Tea Tree
Ligustrum japonicum 'Texanum' / Texas Japanese Privet
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
Xylosma congestum / Shiny Xylosma
PARKWAY SHRUBS
Juniperus horizontalis 'Emerald Spreader' / Emerald Spreader Juniper
Lantana montevidensis / Purple Trailing Lantana
Muhlenbergia rigens / Deer Grass
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
RECREATIONAL AREAS
Cynodon x Tifton 328 / Tifgreen Bermudagrass
THEME PLANTINGS
Aptenia cordifolia 'Red Apple' / Red Apple Baby Sunrose
Baccharis pilularis 'Santa Ana' / Santa Ana Coyote Brush
Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush
Ceanothus griseus 'Santa Ana' / Santa Ana Carmel Ceanothus
Coprosma kirkii / Creeping Mirror Plant
Dietes bicolor / Fortnight Lily
Eleaagnus pungens / Thorny Elaeagnus
Festuca glauca / Blue Fescue
Helictotrichon sempervirens / Blue Oat Grass
Lantana montevidensis / Purple Trailing Lantana
Lavandula dentata 'Goodwin Creek Grey' / Goodwin Creek Grey Lavender
Nandina domestica 'Fire Power' / Firepower Nandina
Pyracantha x 'Tiny Tim' / Tiny Tim Firethorn
Raphiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn
Rosa x 'Meidrifora' TM / Coral Drift Groundcover Rose
Xylosma congestum 'Compacta' / Compact Xylosma
ACCENT AREA
Anigozanthos bicolor / Two-colored Kangaroo Paw
Dianella revoluta 'Proquest D5' TM / Blue Stream Flax Lily
Iris douglasiana / Douglas Iris
Kniphofia uvaria 'Blaze' / Blaze Red Hot Poker
Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush
Oenothera speciosa / Mexican Evening Primrose
Pelargonium x hortorum 'White Truffle' / White Truffle Geranium



Olea europaea 'Fruitless'



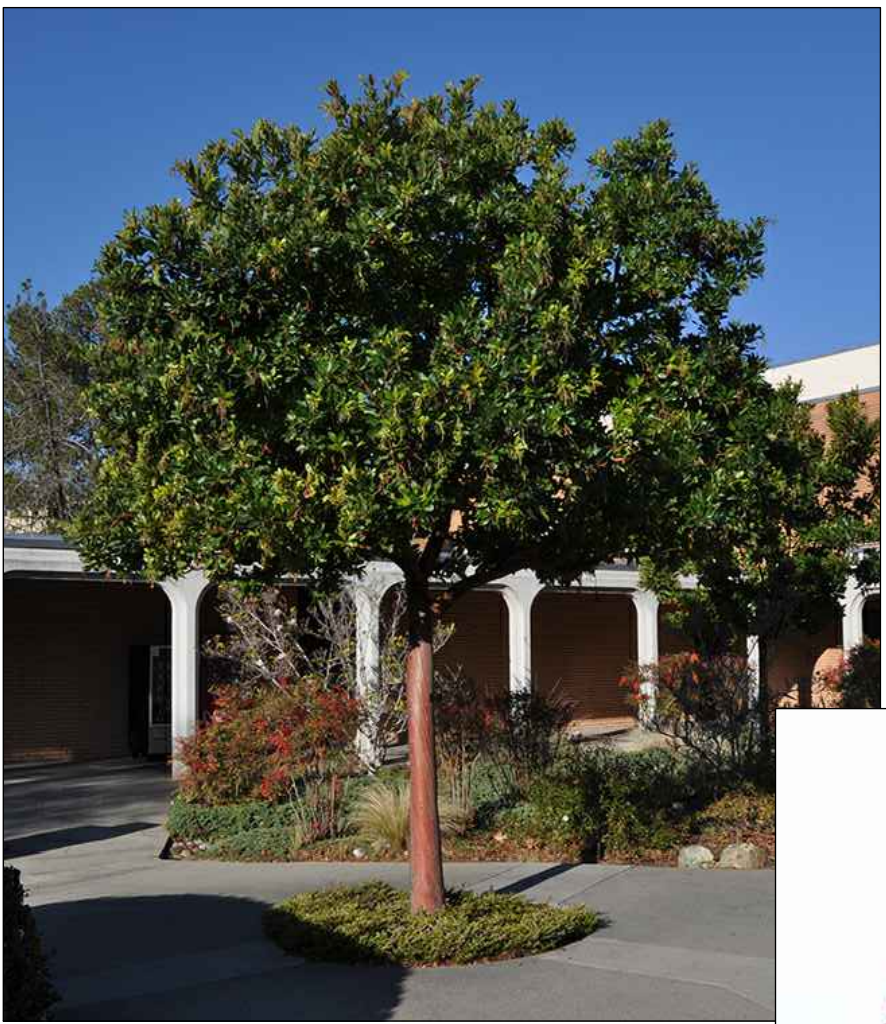
Pistacia chinensis



Pinus eldarica



Quercus ilex



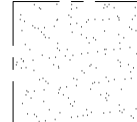
Arbutus x 'Marina'



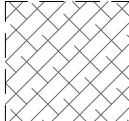
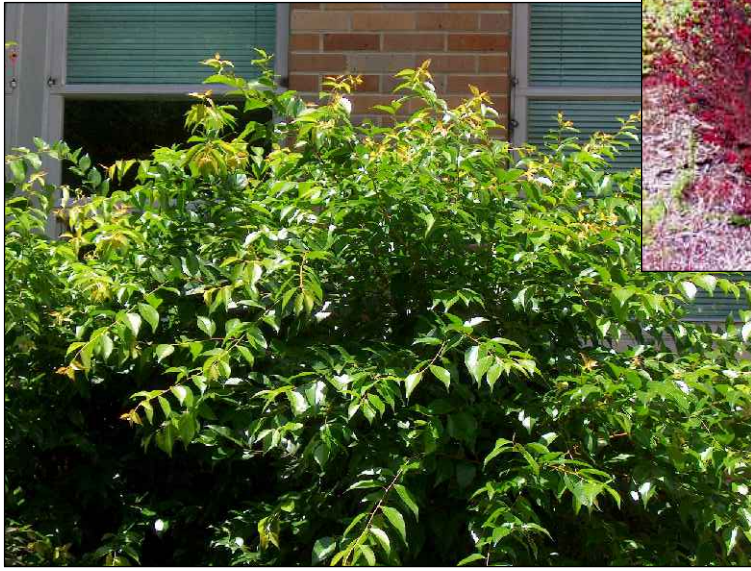
Lagerstroemia indica x fauriei 'Tuscarora'



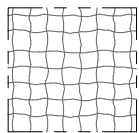
x Chitalpa tashkentensis



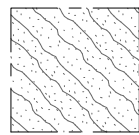
RECREATIONAL AREAS
Cynodon x Tifton 328 / Trifgreen Bermudagrass



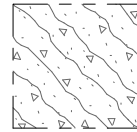
BUFFER SHRUBS
Leptospermum laevigatum 'Compactum' / Australian Tea Tree
Ligustrum japonicum 'Texanum' / Texas Japanese Privet
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
Xylosma congestum / Shiny Xylosma



ACCENT AREA
Anigozanthos bicolor / Two-colored Kangaroo Paw
Dianella revoluta 'Proquest D5' TM / Blue Stream Flax Lily
Iris douglasiana / Douglas Iris
Kniphofia uvaria 'Blaze' / Blaze Red Hot Poker
Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush
Oenothera speciosa / Mexican Evening Primrose
Pelargonium x hortorum 'White Truffle' / White Truffle Geranium



THEME PLANTINGS
Aptenia cordifolia 'Red Apple' / Red Apple Baby Sunrose
Baccharis pilularis 'Santa Ana' / Santa Ana Coyote Brush
Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush
Ceanothus griseus 'Santa Ana' / Santa Ana Carmel Ceanothus
Coprosma kirkii / Creeping Mirror Plant
Diets bicolor / Fortnight Lily
Elaeagnus pungens / Thorny Elaeagnus
Festuca glauca / Blue Fescue
Helictotrichon sempervirens / Blue Oat Grass
Lantana montevidensis / Purple Trailing Lantana
Lavandula dentata 'Goodwin Creek Grey' / Goodwin Creek Grey Lavender
Nandina domestica 'Fire Power' / Firepower Nandina
Pyracantha x 'Tiny Tim' / Tiny Tim Firethorn
Rhapidoelis umbellata 'Minor' / Dwarf Yedda Hawthorn
Rosa x 'Meidrford' TM / Coral Drift Groundcover Rose
Xylosma congestum 'Compacta' / Compact Xylosma

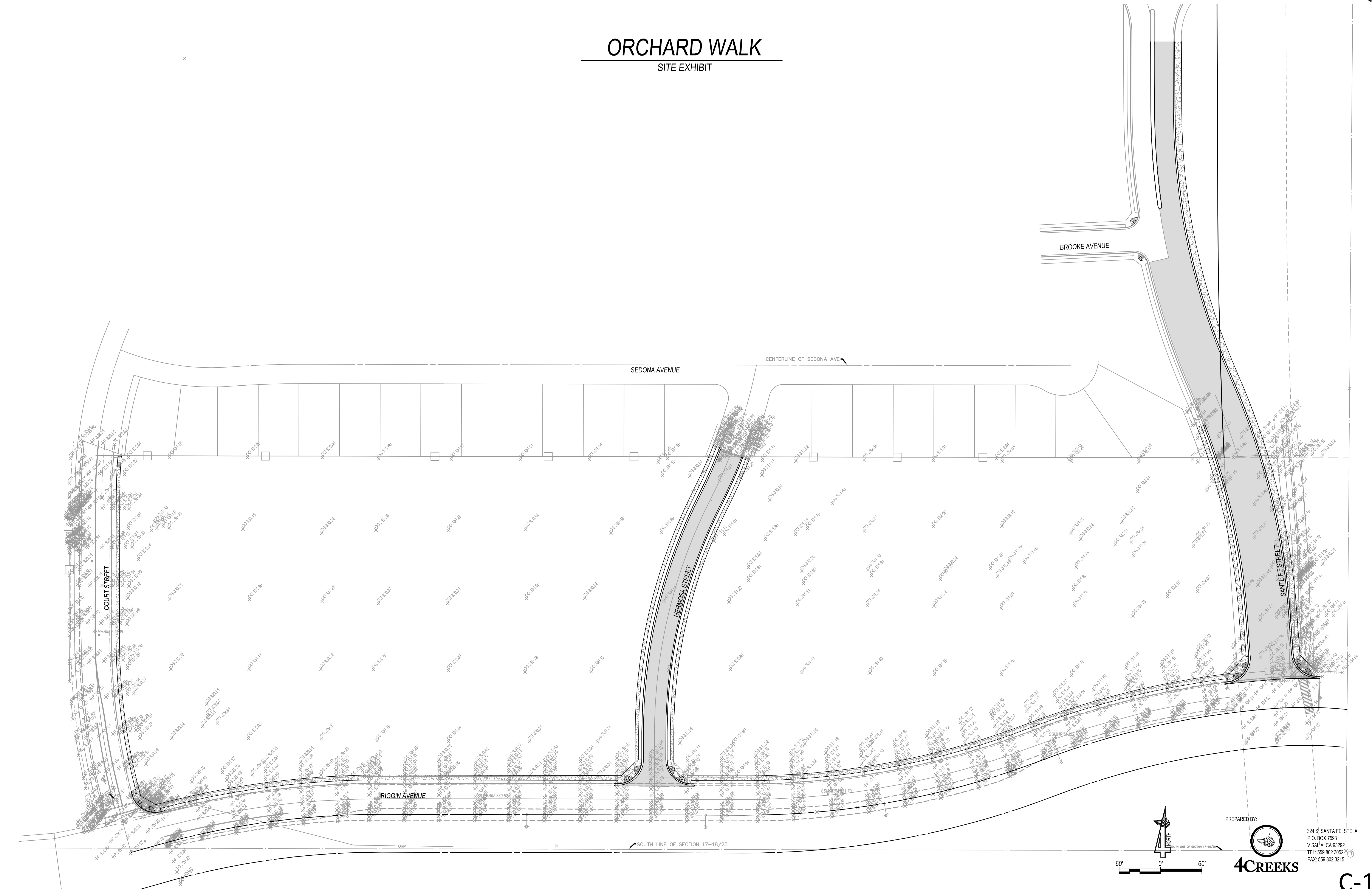


PARKWAY SHRUBS
Juniperus horizontalis 'Emerald Spreader' / Emerald Spreader Juniper
Lantana montevidensis / Purple Trailing Lantana
Muhlenbergia rigens / Deer Grass
Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary

ORCHARD WALK VISALIA, CALIFORNIA

ORCHARD WALK

SITE EXHIBIT

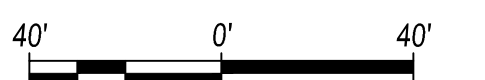
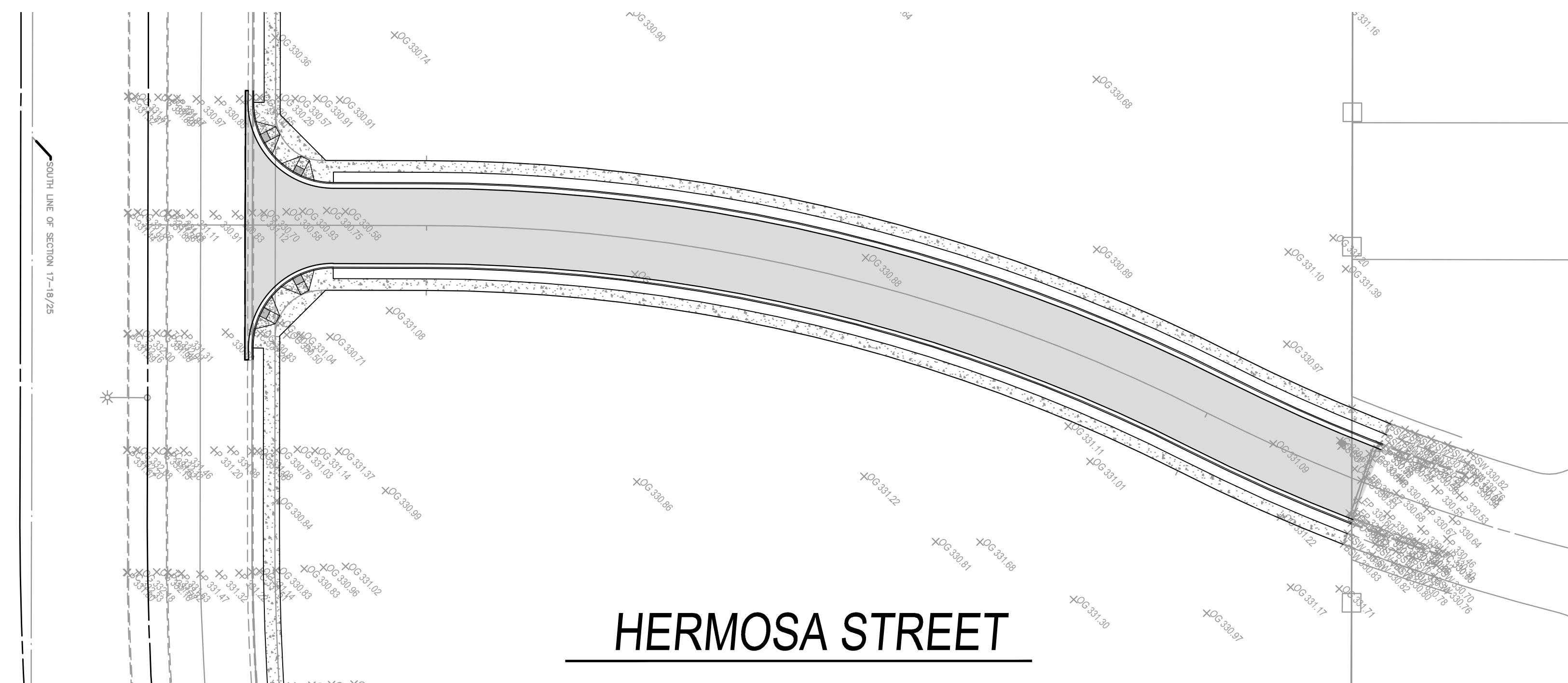
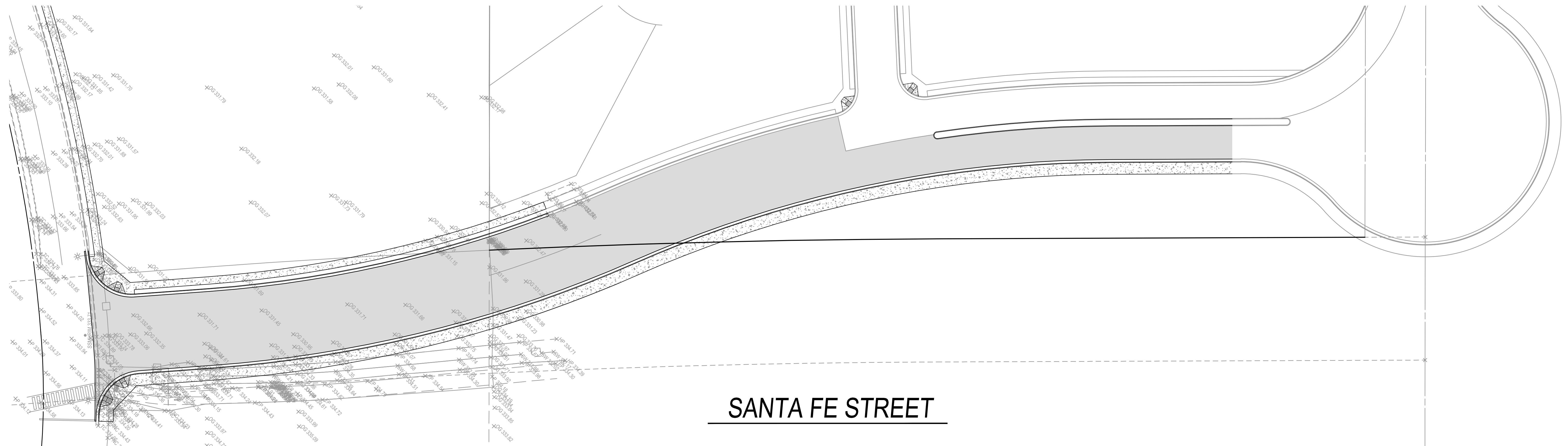


PREPARED BY:



324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

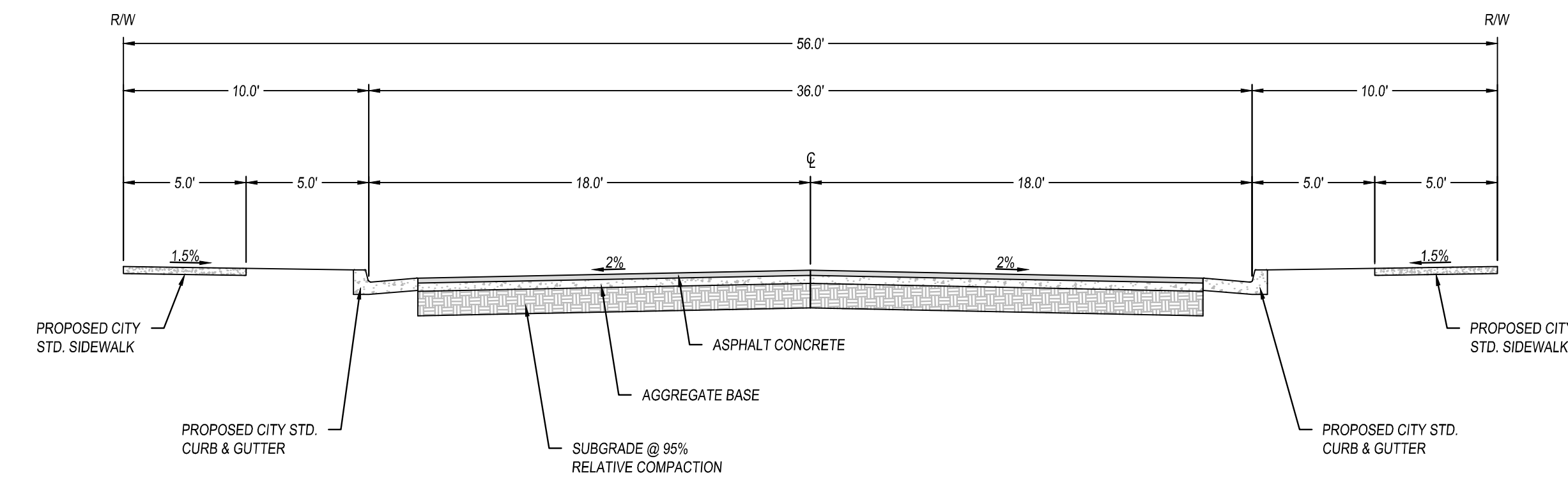
4CREEKS



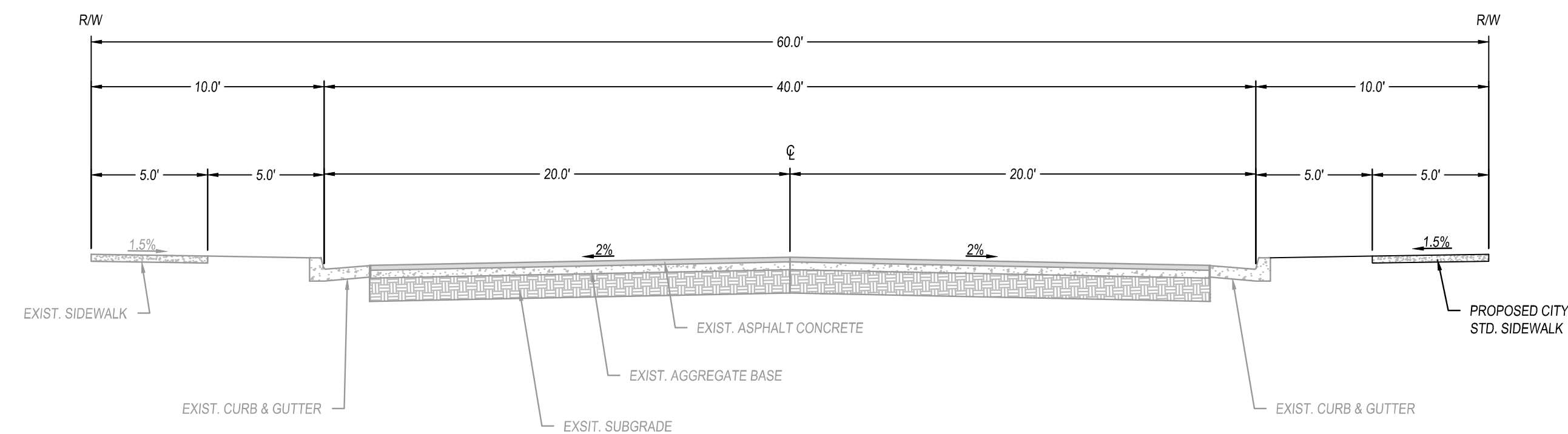
PREPARED BY:

4CREEKS

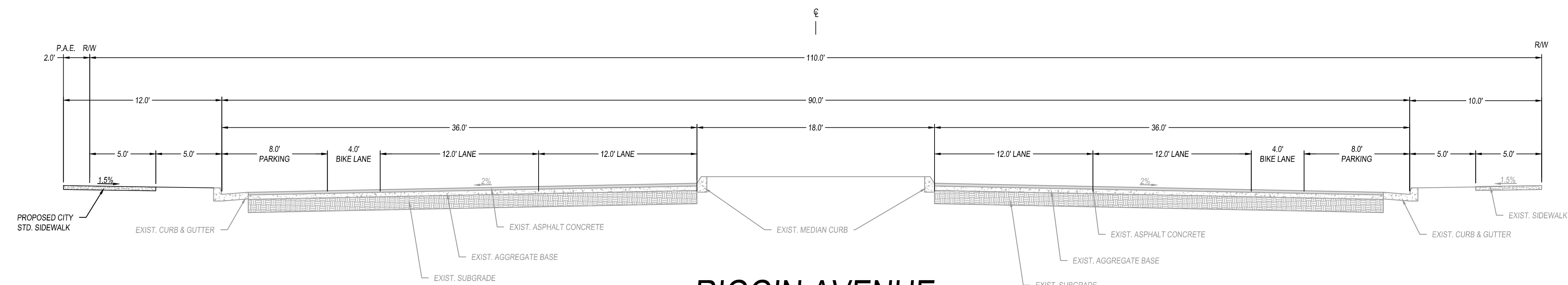
324 S. SANTA FE, STE. A
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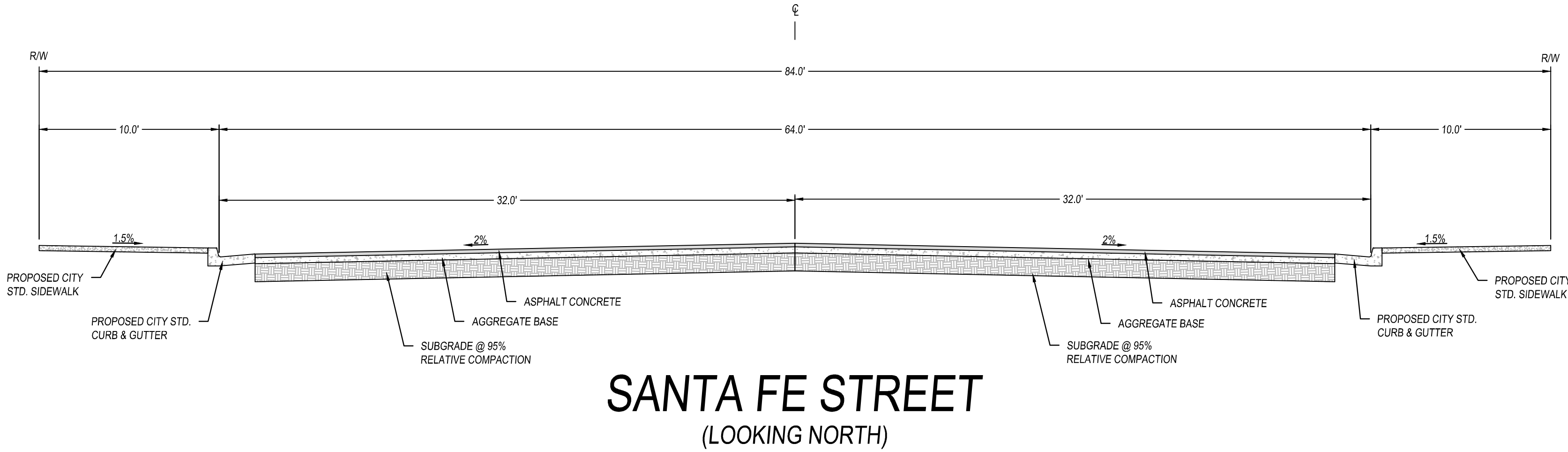
HERMOSA STREET
(LOOKING NORTH)



COURT STREET
(LOOKING NORTH)



RIGGINS AVENUE
(LOOKING EAST)





April 20, 2022

Site Plan Review No. 2022-010-B:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **March 23, 2022**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal".

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE March 23, 2022
SITE PLAN NO. 2022-010 – B
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

☐ **RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

☐ During site plan design/policy concerns were identified, schedule a meeting with

☐ Planning ☐ Engineering prior to resubmittal plans for Site Plan Review.

☐ Solid Waste ☐ Parks and Recreation ☐ Fire Dept.

☒ **REVISE AND PROCEED** (see below)

☐ A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

☐ Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

☒ Your plans must be reviewed by:

☐ CITY COUNCIL

☐ REDEVELOPMENT

☒ PLANNING COMMISSION

☐ PARK/RECREATION

☒ CUP

☐ HISTORIC PRESERVATION

☐ OTHER

☒ **ADDITIONAL COMMENTS:**

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, 559-713-4443

Date: March 23, 2022

SITE PLAN NO: 2022-010 – B
PROJECT: Orchard Walk Residential Development
DESCRIPTION: MULTI FAMILY DEVELOPMENT FOR A TOTAL OF 280 RESIDENTIAL UNITS
W/GARAGES
APPLICANT: ALEXANDER CATALA
PROP. OWNER: JH REAL ESTATE PROPERTIES
LOCATION TITLE: RIGGIN AVENUE AND COURT STREET
APN TITLE: 079-310-004, 079-310-005
GENERAL PLAN: Residential Medium Density
ZONING: R-M-2 (MULTI-FAMILY RESIDENTIAL, 3,000 SQ. FT. MINIMUM SITE AREA PER UNIT)

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- Compliance with Orchard Walk Specific Plan
- Conditional Use Permit
- Building Permit

PROJECT SPECIFIC INFORMATION: March 23, 2022

1. The gross acreage provided as part of the Specific Plan is 15.7 acres. The project site will be limited to no more than 235 residential units in order to be consistent with the Specific Plan.
2. A Conditional Use Permit shall be required.
3. The applicant shall provide building/fencing elevations, floor plans, landscaping plans, and a detailed operational statement with the Conditional Use Permit submittal.
4. The applicant shall comply with all requirements and conditions of the Orchard Walk Specific Plan.
5. Setback dimensions shall be provided on the site plan.
6. A minimum 5% of the project site shall be devoted to open space and amenities. Note that landscape areas adjacent to public streets shall not be counted towards the open space requirement. The site plan shall verify that such areas are not included in the 5% calculation.
7. The landscape plan shall confirm that a minimum 10% of the parking area is landscaped. Provide figures demonstrating compliance.
8. Show all new fences/walls as part of the site plan. All new fences/walls shall comply with Chapter 17.36 and shall comply with the Specific Plan (see page 3-14). Provide height and callout material.
9. The applicant shall depict the southern portion of the Riggins Avenue / Old Santa Fe intersection on the site plan.
10. The applicant shall comply with all Good Neighbor Policies of the Visalia Municipal Code.
11. The applicant shall depict the trail / Court Street intersection in compliance with the requirements of the Engineering Division.
12. Project shall comply with all zoning code requirements.

PROJECT SPECIFIC INFORMATION: January 19, 2022

1. The gross acreage provided as part of the Specific Plan is 15.7 acres. The project site will be limited to no more than 235 residential units in order to be consistent with the Specific Plan.
2. Provide operational statement and clarify whether the project is for apartments or condominiums.
3. Provide architectural plans and floor plans along with site plan.
4. Site design should consider the residences to the north. The project should be designed so as to limit any privacy impacts that may adversely impact the single-family homes to the north. This may include, building orientation, window/balcony location, building height (i.e. number of stories) and so forth.
5. Clarify whether the development will be gated. If new gates are proposed show gate locations as part of site plan.
6. Traffic impact study must be provided addressing Traffic Division's comments.
7. Show location of trash enclosures as part of the site plan. Said areas must be accessible to the city.
8. Any gate over driveway shall be required to be setback a minimum of 25 feet as measured from curb face as per Engineering.
9. Multi-family dwelling: 1.5 parking spaces per dwelling unit for all multi-family developments with the following exceptions:
 - Planning Commission shall have the authority to require an additional .25 parking spaces per dwelling unit for guest parking spaces under the following circumstances:
 - i. Should on-street parking not be available to provide a minimum of .25 spaces per unit;
10. A minimum 5% of the project site shall be devoted to open space and amenities. Note that landscape areas adjacent to public streets shall not be counted towards the open space requirement.
11. Not more than ten consecutive parking stalls shall be allowed without an approved landscaped tree well of eighty (80) square feet or more.
12. The applicant shall provide a landscape and irrigation plan. The landscape plan shall confirm that a minimum 10% of the parking area is landscaped. Provide figures demonstrating compliance.
13. Show all new fences/walls as part of the site plan. All new fences/walls shall comply with Chapter 17.36 and shall comply with the Specific Plan (see page 3-14). Provide height and callout material.
14. The applicant shall comply with all Good Neighbor Policies of the Visalia Municipal Code.
15. Project shall comply with all zoning code requirements.

Notes:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.
2. Prior to completion of a final building inspection for a project, a signed **MWELO Certificate of Compliance** shall be submitted indicating that all landscaping has been installed to MWELO standards.

Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

17.16 Multi-Family Residential Zones

17.30 Development Standards

17.32.080 Maintenance of landscaped areas

17.34 Off-street parking and loading facilities

17.36 Fences Walls and Hedges

Signature

[illegible]

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input type="checkbox"/> Adrian Rubalcaba	713-4271
<input type="checkbox"/> Ather Razaq	713-4268
<input type="checkbox"/> Edelma Gonzalez	713-4364
<input type="checkbox"/> Jaklin Rowley	713-4369
<input checked="" type="checkbox"/> Luqman Ragabi	713-4362

ITEM NO: 4 DATE: MARCH 23, 2022

SITE PLAN NO.:	22-010 RESUBMITTAL
PROJECT TITLE:	ORCHARD WALK RESIDENTIAL DEVELOPMENT
DESCRIPTION:	MULTI-FAMILY DEVELOPMENT 280 UNITS WITH TUCK UNDER GARAGES, DETACHED GARAGES AND SOM SURFACE PARKING TOTALING 500 SPACES, PLUS A 5000 SF CLUBHOUSE.
APPLICANT:	ALEXANDER CATALA
PROP OWNER:	NORTH VISALIA HOLDINGS LLC
LOCATION:	RIGGIN AVE & COURT ST
APN:	079-310-005, & 079-310-004

SITE PLAN REVIEW COMMENTS

☒ REQUIREMENTS (indicated by checked boxes)

☒ Install curb return with ramp, with **35'** radius; **COURT & SANTA FE AT RIGGIN**

☒ Install curb; ☒ gutter **SANTA FE & HERMOSA**

☒ Drive approach size: ☒ Use radius return; **PER CITY STANDARD C-23**

☒ Sidewalk: **6-7'** width; ☒ **5'** parkway width at **SANTA FE, RIGGIN, HERMOSA & COURT**

☒ Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.

☒ Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.

☒ Right-of-way dedication required. A title report is required for verification of ownership.

☒ Deed required prior to issuing building permit; **STREETS**

☒ City Encroachment Permit Required. **FOR ANY WORK NEEDED WITHIN PUBLIC RIGHT-OF-WAY**

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

☐ CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

☒ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **SEE ADDITIONAL COMMENTS**

☒ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

☒ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☐ Prepared by registered civil engineer or project architect. ☒ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☒ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

☐ Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

☒ Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = .020%, V-gutter = 0.25%)

☒ Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

☒ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

- ☒ Traffic indexes per city standards: **REFER TO CITY ARTERIAL AND COLLECTOR STDS**
- ☒ Install street striping as required by the City Engineer.
- ☒ Install landscape curbing (typical at parking lot planters).
- ☒ Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- ☒ Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- ☒ Provide "R" value tests: **1** each at **300' INTERVALS TO STREET CENTERLINE**
- ☐ Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- ☐ Access required on ditch bank, 15' minimum ☐ Provide wide riparian dedication from top of bank.
- ☒ Show Valley Oak trees with drip lines and adjacent grade elevations. ☒ Protect Valley Oak trees during construction in accordance with City requirements.
- ☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ A pre-construction conference is required.
- ☒ Relocate existing utility poles and/or facilities. **REQUIRED WITH PUBLIC STREET IMPROVEMENTS**
- ☒ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED WITH DEVELOPMENT**
- ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
- ☒ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- ☒ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- ☒ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- ☒ Comply with prior comments. ☒ Resubmit with additional information. ☒ Redesign required.

Additional Comments:

1. ***Proposed development plan shall provide cross sections of all streets, to identify areas of improvements per City Standards.***
2. ***A building permit is required, standard plan check and inspection fees will apply.***
3. ***Hermosa Alignment as shown matches existing Right-of-Way per underlying map. Install Hermosa to old City Standards 56' Row. install 30' radius returns at the intersection of Riggin and Hermosa.***
4. ***Install public street improvements on Court st, Riggin Ave, Hermosa st.***
 Court st: 60' Row with 5' Sidewalk, 5' Parkway.
 Riggin Ave: Arterial 110' Row with 7' Sidewalk, 5' Parkway and Class 2 Bike lane. additional easement is required along Riggin for sidewalk.
 Hermosa St: 56' Row match existing improvements on the north.
5. ***Project to install street lighting on all public street frontages. Comply with City local, collector, and arterial standards. An electrical plan with voltage drop calcs to be submitted with civil plans. A City std service pedestal may be required.***
6. ***Proposed Court St. access point shall maintain proper distance from Riggin Intersection. Refer to city Standard P-15. Indicate setback distance from intersection.***
7. ***Project to install full width street improvements on Santa Fe from Riggin to Shannon Pkwy. Improvements include: Curb and Gutter, sidewalk, parkway landscaping, and pavement. Median island installation to be coordinated with City Engineer. Install a 5' parkway and 6' Sidewalk along project frontage, transition to existing to the north. There is a current multi-family development north***

of Shannon Pkwy, at Santa Fe, that is designing and installing the roundabout and improving a portion of Santa Fe south of Shannon Pkwy. Applicant to coordinate with the multi-family project and City Engineer to complete required improvements.

- 8. Coordinate with City Engineer for alignment and required underground utility extensions along Santa Fe. A Sewer trunk line is required to be installed on Santa Fe extending from the existing sewer main on Riggan Ave. Applicant is responsible for installation of 8" main, The oversizing will be reimbursable in the form of impact fee credits. Coordinate with City Engineer and comply with the latest SS Master plan. Santa Fe is identified in the City's Transportation Impact Fee (TIF) program therefore portions of the roadway improvements will qualify for reimbursement in the form of TIF credit towards future lot development.*
- 9. Santa Fe is an 84' ROW, additional dedication to the City of Visalia is required at the north east corner of the parcel. Coordinate with City Engineer.*
- 10. install 35' radius curb returns with ramp at the intersection of Santa Fe and Riggan.*
- 11. Project to connect to the existing storm drain system. There is an existing 18" SD line on Court st. also a 15" stub on Hermosa. Calculations may be required based on connection point. Coordinate with City Engineer.*
- 12. Install Traffic signal and pull boxes at the intersection of Santa Fe and Riggan. Santa Fe south of Riggan is not shown on the siteplan. Provide the geometric information and road alignment at the intersection of Riggan and Santa Fe with CUP application submittal to better depict established alignment through intersection from the south. Installation of the Traffic Signal will be reimbursable in the form of Transportation Impact fee credits, further coordinate with City Engineer. Improvements will include any necessary construction to complete signalization at the intersection - offsite work required, to be further determined by City Engineer.*
- 13. Maintain 100' development set back from the St. John's River and an additional min 30' firebreak setback provided that the following public facilities may be allowed as exceptions within the required set back: public roadways, public trails and bikeways and public restrooms.*
- 14. Project will incur impact fees, see sheet 4.*
- 15. A Landscape and Lighting District (LLD) will need to be established (if not currently in a district) for the maintenance of local roads, street lighting, and median landscaping. Separate services are to be installed for median landscaping and streetlights. Project is required to maintain all other onsite and street parkway landscaping. LLD application fee and document preparation is required by applicant, further coordinate with City Engineer.*
- 16. Additional improvements might be required along east side of Santa Fe, to be further determined by City Engineer.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 22-010R

Date: 03/23/2022

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date: 01/01/2022)

(Project type for fee rates: MULTI-FAMILY, RM2)


☐ Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,366 x 18.1 = \$24,724
<input checked="" type="checkbox"/> Transportation Impact Fee	\$4,379/unit x 234 = \$1,024,686
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$473/unit x (234 + 1 COMM BLDG) = \$111,155
	TREATMENT PLANT FEE:
	\$830/UNIT X (234 + 1 COMM BLDG) = \$195,050
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$46/LF X (1,661 RIGGIN+ 537 COURT) = \$101,108
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$6,009/AC X 18.1 = \$108,763
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$3,403/UNIT X 234 = \$796,302
<input type="checkbox"/> Northeast Specific Plan Fees	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$4,412/AC X 18.1 = \$79,857
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$4,618/AC X 18.1 = \$83,586
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,002/AC X 18.1 = \$36,236
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$536/UNIT X 234 = \$125,424
	COMMUNITY BLDG @ \$586/1000SF
	X 5 = \$2,930

☐ Parking In-Lieu

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.


Luqman Ragabi

City of Visalia

Building: Site Plan

Review Comments

SPR 22010
ORCHARD WALK
RESIDENTIAL DEVELOPMENT
079310005
079310004

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- ☐ A building permit will be required. *For information call (559) 713-4444*
- ☐ Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- ☐ Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- ☐ Meet State and Federal requirements for accessibility for persons with disabilities.
- ☐ A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- ☐ All accessible units required to be adaptable for persons with disabilities.
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☐ Maintain fire-resistive requirements at property lines.
- ☐ A demolition permit & deposit is required. *For information call (559) 713-4444*
- ☐ Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- ☐ Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- ☐ Project is located in flood zone _____ * ☐ Hazardous materials report.
- ☐ Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- ☐ School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- ☐ Park Development fee \$_____, per unit collected with building permits.
- ☐ Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- ☐ Acceptable as submitted
- ☒ No comments at this time

Additional comments: SEE PREVIOUS COMMENTS

DATED 1/19/22

VAL GARCIA 3/22/22
Signature

**Site Plan Comments**

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	March 22, 2022
Item #	4
Site Plan #	22010
APN:	07931004 & 05

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.



Corbin Reed
Fire Marshal



City of Visalia
Police Department
303 S. Johnson St.
Visalia, CA 93292
(559) 713-4370

Date: 03/22/2022
Item: 4
Site Plan: SPR22010
Name: Henry Martinez

Site Plan Review Comments

- ☒ No Comment at this time.
- ☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- ☐ Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- ☐ Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- ☐ Not enough information provided. Please provide additional information pertaining to:
- ☐ Territorial Reinforcement: Define property lines (private/public space).
- ☐ Access Controlled/ Restricted etc.
- ☐ lighting Concerns:
- ☐ Traffic Concerns:
- ☐ Surveillance Issues:
- ☐ Line of Sight Issues:
- ☐ Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 23, 2022

ITEM NO: 4 Resubmit
SITE PLAN NO: SPR22010
PROJECT TITLE: Orchard Walk Residential Development
DESCRIPTION: Multi-family development 280 units with tuck under garages, detached garages and some surface parking totaling 500 spaces, plus a 5000 sf clubhouse. (R-M-2)
APPLICANT: Alexander Catala
OWNER: NORTH VISALIA HOLDINGS LLC
APN: 079310005
079310004
LOCATION: Riffin Ave & Court St

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- ☐ No Comments
- ☒ See Previous Site Plan Comments
- ☒ Install Street Light(s) per City Standards at time of development.
- ☒ Install Street Name Blades at **intersection** Locations at time of development.
- ☒ Install Stop Signs at **local roads that intersect an arterial/collector** Locations.
- ☒ Construct parking per City Standards PK-1 through PK-4 at time of development.
- ☒ Construct drive approach per City Standards at time of development.
- ☐ Traffic Impact Analysis required (CUP)
- ☐ Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- ☐ Additional traffic information required (Non Discretionary)
- ☐ Trip Generation - Provide documentation as to concurrence with General Plan.
- ☐ Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
- ☐ Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Hermosa St is a public street. Crosswalks on Hermosa are not to be marked. City only marks crosswalks with an approved traffic control.
- Access on Riffin at Hermosa restricted to right in/out only.
- Questions? Contact Traffic Engineering, 559-713-4633.

Leslie Blair

Leslie Blair

SPR22010 - No Valley oaks are on the submitted plans.

- Dog Park is indicated on the submitted plan.

- Is this new development going to be an LLD or have dedicated land to be maintained by the City of Visalia?

Note*- If this proposed subdivision is to become an LLD, Park, Trail, or any other dedicated land to be maintained by the City of Visalia, all lots shall be accessed appropriately to accommodate such intended maintenance and all the landscaping plans must be approved by Urban Forestry.

SPR22030 - No Valley oaks are on the submitted plans.

SPR22048 - No Valley oaks are on the submitted plans.

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDUX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

22010

March 23, 2022

☐ No comments.

☒ See comments below

☐ Revisions required prior to submitting final plans. See comments below.

☒ Resubmittal required. See comments below.

☒ Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers

☒ ALL refuse enclosures must be R-3 OR R-4

☒ Customer must provide combination or keys for access to locked gates/bins

☐ Type of refuse service not indicated.

☒ Location of bin enclosure not acceptable. See comments below.

☐ Bin enclosure not to city standards double.

☒ Inadequate number of bins to provide sufficient service. See comments below.

☐ Drive approach too narrow for refuse trucks access. See comments below.

☐ Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.

☒ Paved areas should be engineered to withstand a 55,000 lb. refuse truck.

☒ Bin enclosure gates are required

☒ Hammerhead turnaround must be built per city standards.

☐ Cul - de - sac must be built per city standards.

☒ Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.

☒ Area in front of refuse enclosure must be marked off indicating no parking

☒ Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.

☒ Customer will be required to roll container out to curb for service.

☒ Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.

☐ Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

☒ City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

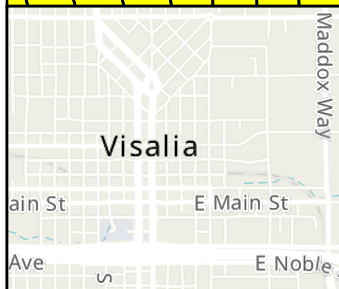
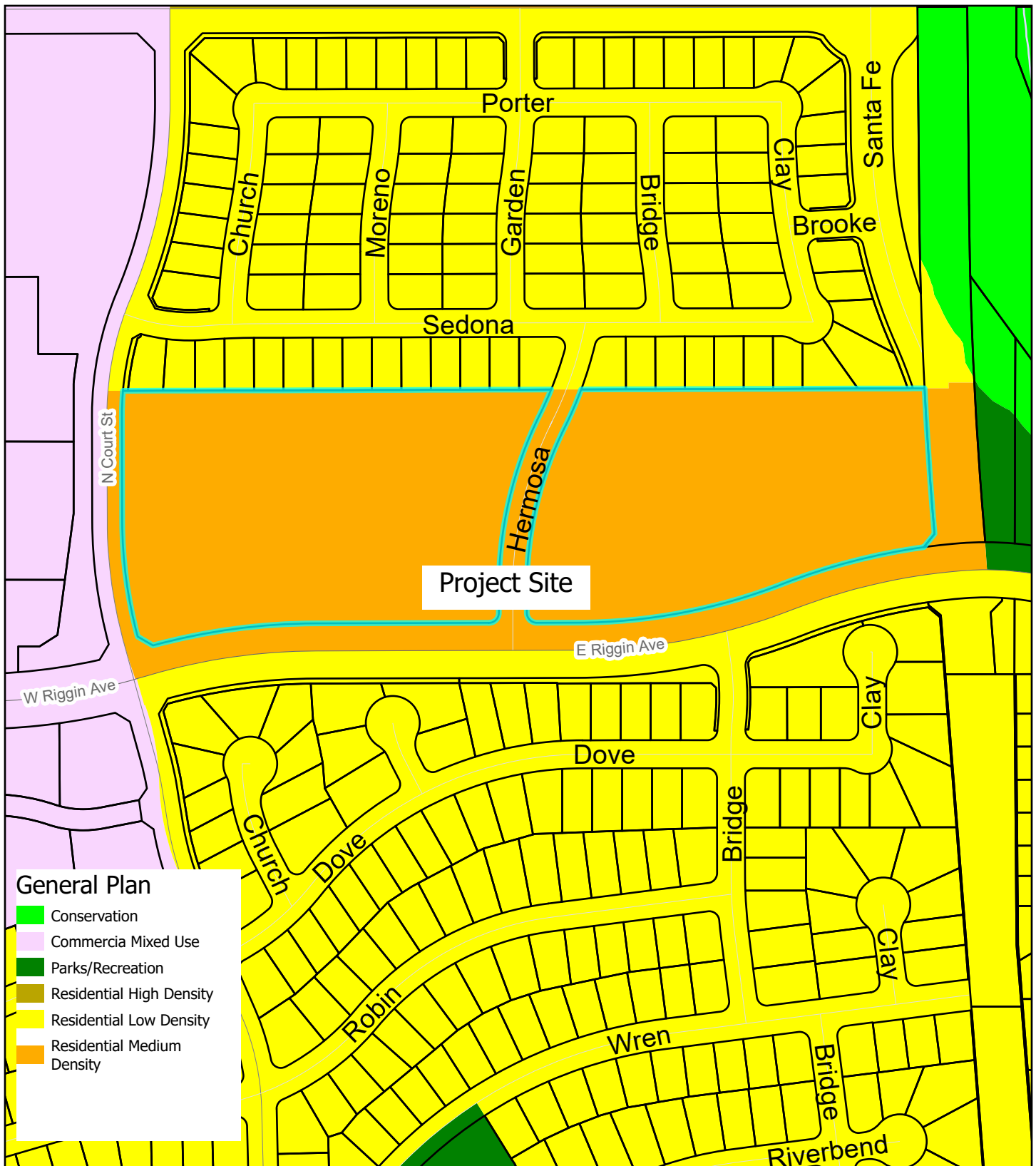
☐ The proposed five city standard double enclosures look good for STAB load collection services. Customer to include a sixth double enclosure in the east portion of the project, set for STAB load collections. Enclosure gates are required, must open 180 degrees, and include Cane bolts to secure them when opened. Customer to include turning radius's along drives for accessing enclosures off of the main drive aisle.

Comment

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



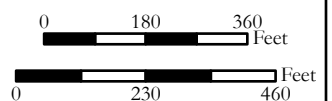


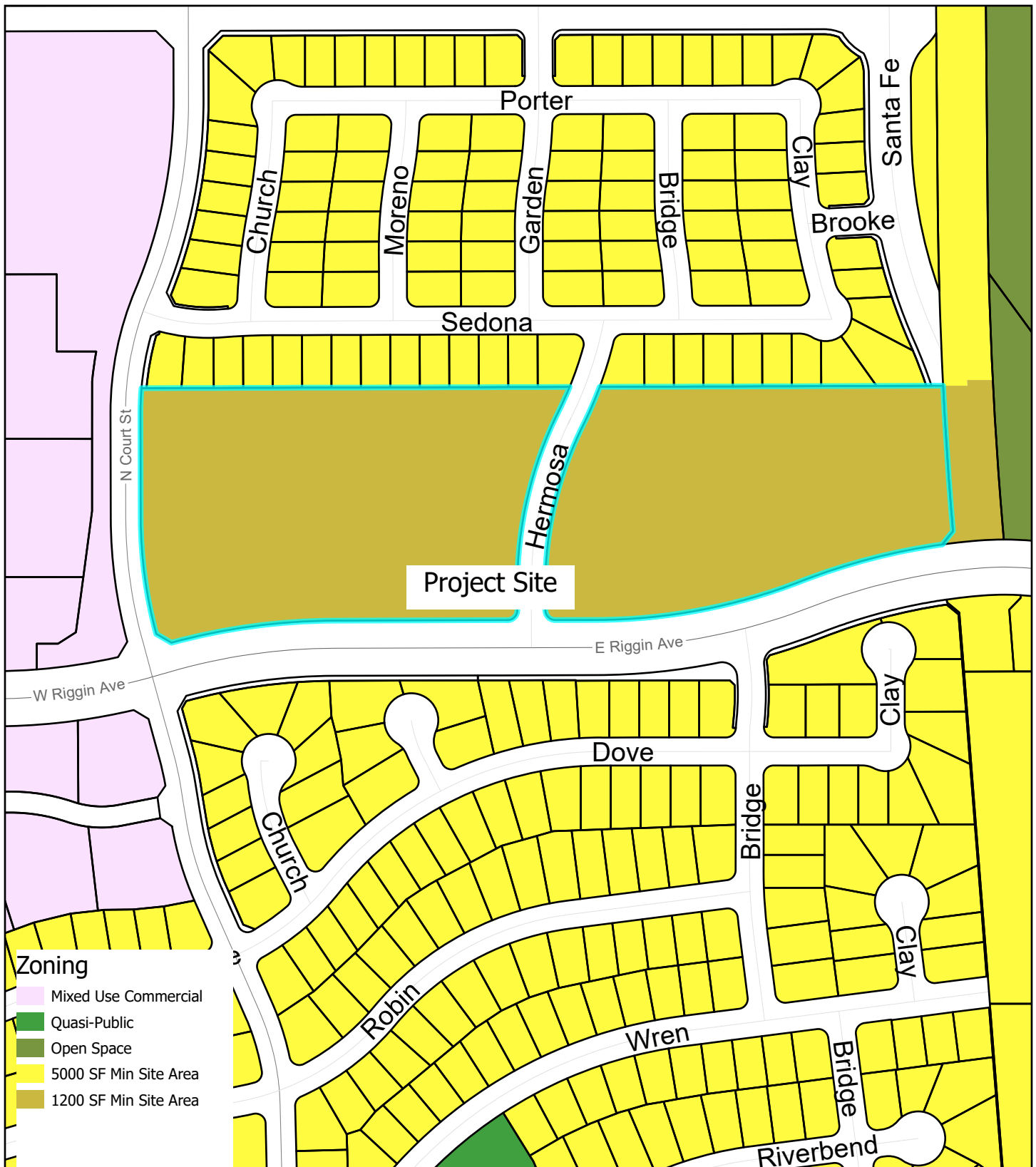
General Plan Land Use Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

2022

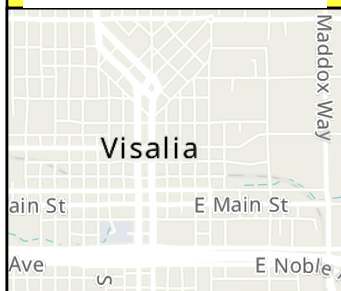
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





Zoning

- Mixed Use Commercial
- Quasi-Public
- Open Space
- 5000 SF Min Site Area
- 1200 SF Min Site Area

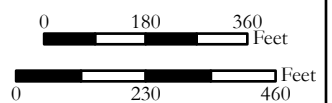


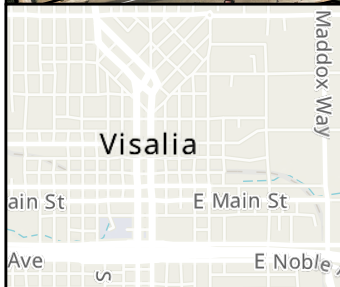
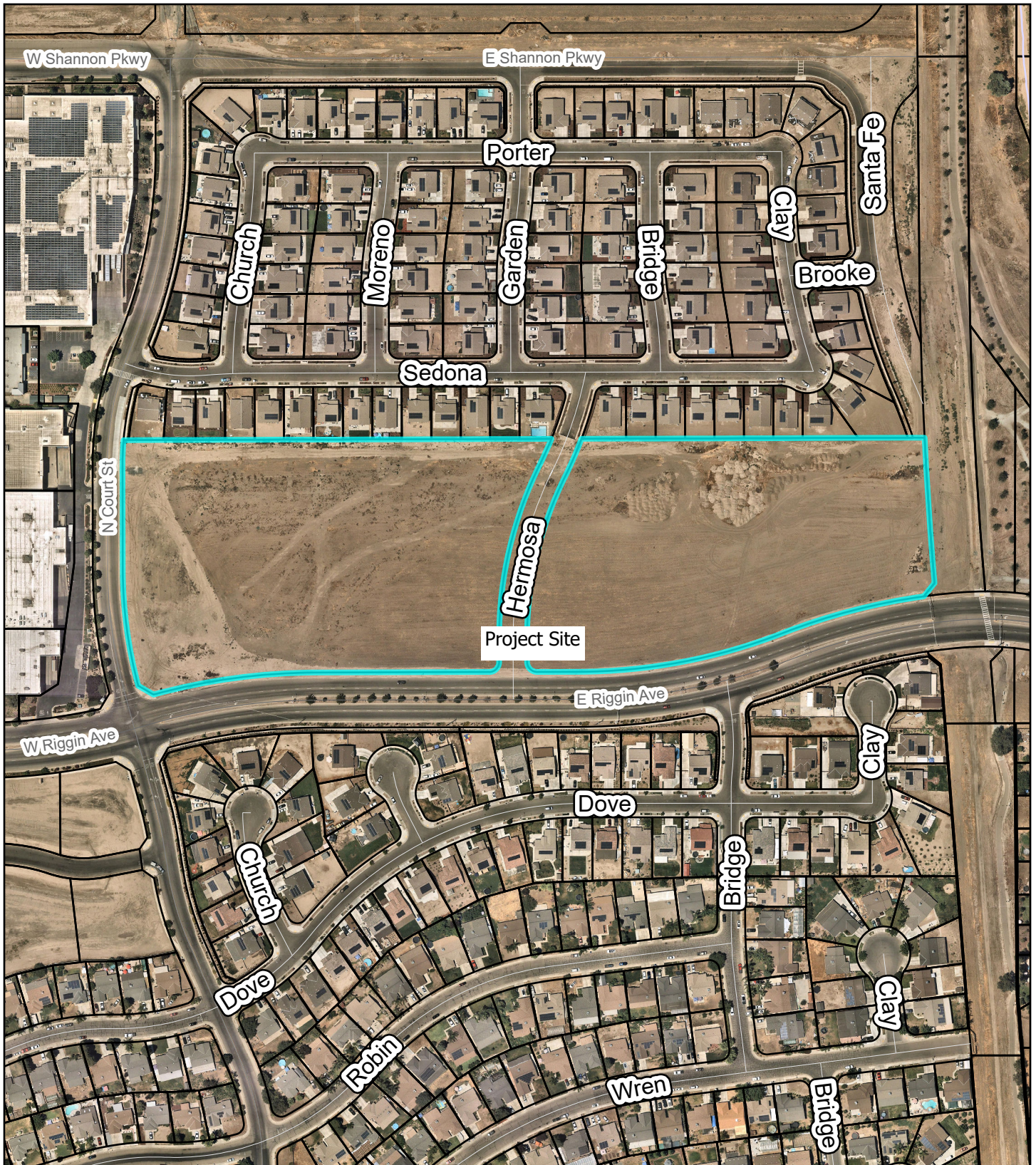
Zoning Map

City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA

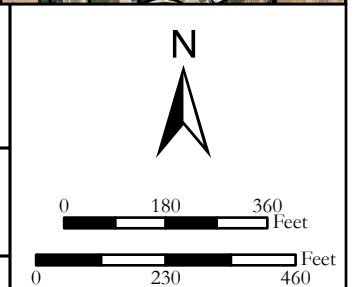
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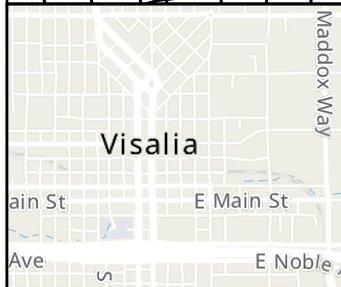
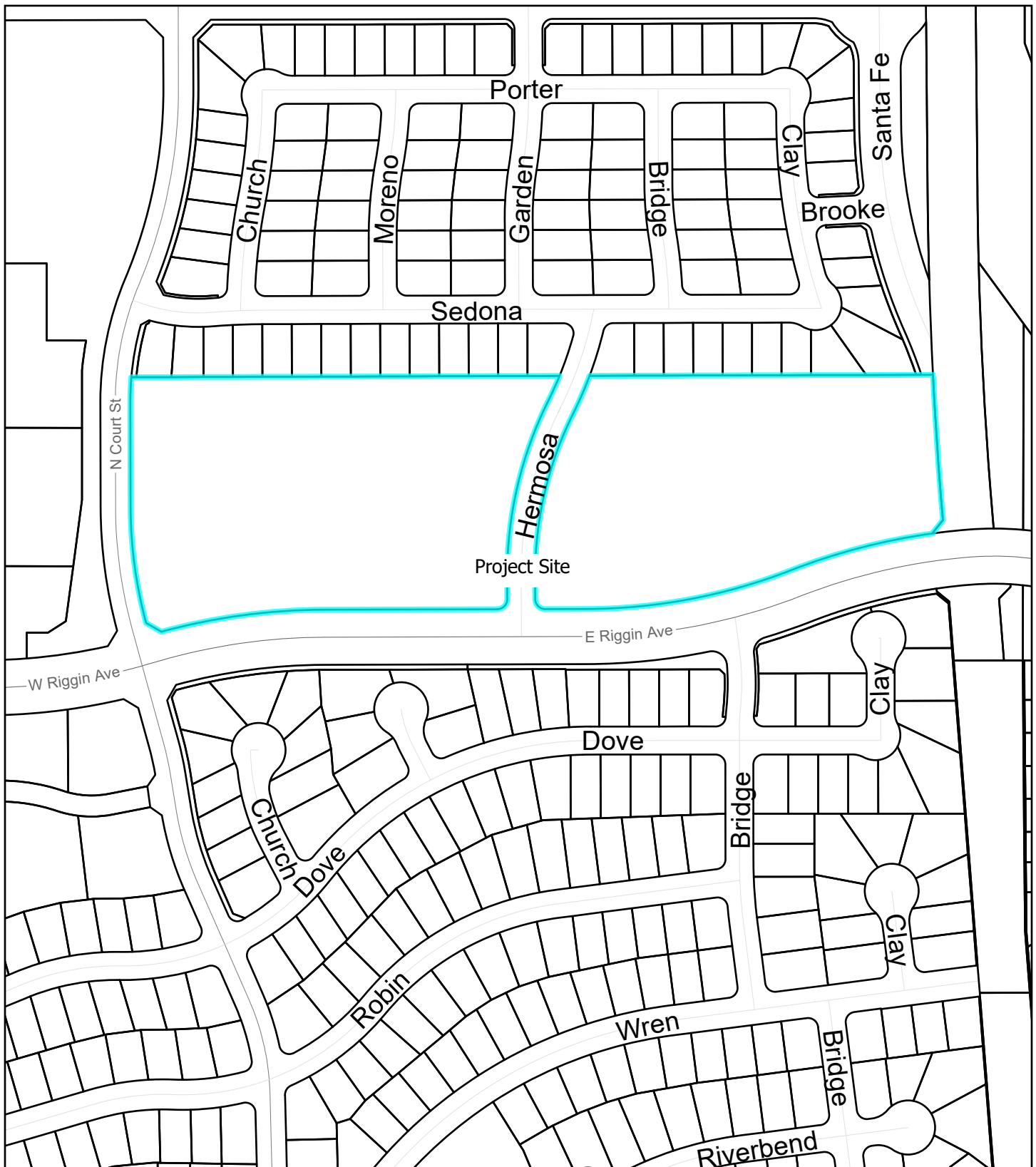
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





<h1>Aerial Map</h1>	
<p>City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA</p>	<h1>2022</h1>
<p>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</p>	





<h2>Vicinity Map</h2>	
<p>City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Esri, NASA, NGA, USGS, FEMA</p>	<h1>2022</h1>
<p>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</p>	

